

Ashby Conservation Commission

Minutes for the Meeting of May 16, 2018

The meeting was opened at 7:30pm with Tim Bauman, Bob Leary, Roberta Flashman and Cathy Kristofferson in attendance.

The minutes of the meeting of May 2, 2018 were reviewed and accepted as written, unanimously.

Treasurer's Report: \$1287.50 received for Notices of Intent. 4 Greenville Rd, County and Main St.

Correspondence:

- 5/11 - Email request from Ross Associates regarding wetland delineation statement for BOH. The Chair will write a letter talking about the edge of the pond being the edge of wetlands.
- 5/11 - Email request from MRPC to verify/update Ashby Points of Interest for regional trail guide, Blood Hill, Damon Pond, Trap Falls, Willard Brook State Forest and Wildlife Management Area(?). Please remove WMA because we don't know what that is. Cathy will respond.
- 5/10 - Email delivery of soft copy NOI from Northstone Builders. The Wetlands Protection Act requires delivery of 2 hard copies of the NOI and plans.
- 5/9 - Email from 451 Wares developer needing signature on building permit – Cathy signed the building permit tonight.
- 5/7 - Emails with homeowner at 451 Wares regarding silt fence install. An effort to have a siltation fence correctly installed. Homeowner has cleared debris from the 100 ft buffer to stream.
- 5/7 - Emails with Northstone regarding upcoming hearing
- 5/3 - Emails with MDAR regarding missing Unitil YOP

Old Business:

The Commission continues to sort and clean-out the file cabinets for an hour prior to meetings

Issued a positive Determination of Applicability for 0 South Rd. Janet Flinkstrom applicant. Bob Leary has recused himself from all Commission work on the Determination. Hand delivered to Mr. Leary.

New Business:

Discussion of the possibility of having to replace the Library well and how to access the well with equipment. Further investigation of money resources and options for resolution will determine how to manage the project: emergency order or full blown NOI and conditions. Main issue is how to access the project because it may require removal of barriers that were built within the 50 ft buffer zone. Hand clearing of debris around the well head can proceed. Eventually need a site visit, but Commission will be asked to be part of a meeting to consider options.

Need for ALL email correspondence to go to Conscom email account. Discussion of correspondence above and how to direct it to Concom account.

Unitil's Yearly Operational Plan (YOP) - The Commission did not receive the YOP(posted 4/23).

Comments on the plan are due by 6/11/18. The plan specifies where Unitil will spray herbicides. Cathy will tell Unitil that neither the tree warden nor the Cons Comm received a plan. She was told that Unitil only has easements to spray in Fitchburg.

Steve Sockol, 149 Bennett Rd, is reported to be building a greenhouse. The Building Inspector told him that he needs sign off on Building Permit. Mr. Sockol wondered if there were exemptions for farms from some or all of the permitting process. For WPA, existing farms have some exemptions, but excavation/construction for a new farm do not have exemptions. Roberta and Cathy will visit on Thursday, May 17 @ 9:00am.

Angel May Lehtonen, appear to file an NOI for Richard Lehtola, Lot 3, County Rd & Lot 4 Main St. The Commission will schedule Hearings for June 6 @ 8:30 (Country Rd)and 9:00(Main St). Ms Lehtonen will advertise in Fitchburg Sentinel and notify abutters. Tentative site visit at noon on Wed, June 23rd. These two lots are part of a subdivide of the old farm at the corner of Main St and County Rd.

Roberta attended a workshop presenting information about the LAND grants offered by the State for purchase of land or CR's. This is prompted by the Town Meeting vote in favor of purchase of the lot on Harris Rd. Roberta also found that there are 2 other grant programs that might be useful for other purchases either this year or next.

Still waiting for an NOI from Stan Dillis for Terkanian, Erickson Rd.

Hearings:

May 16, 8:00 pm, NOI Northstone Builders - 4 Greenville Rd. Continued to June 6, 2018 @ 7:30pm

Hearings scheduled:

June 6, 2018 7:30pm continuation of hearing for NOI Northstone Builders/Fieldstone Consulting - 4 Greenville Rd.

June 6, 2018, 8:00pm, continuation of hearing for NOI Ross Assoc., Mattis at 284 Deer Bay Rd

June 6, 2018 8:30pm NOI for Richard Lehtola, Lot 3, County Rd – Single Family Home and Septic System

June 6, 2018 9:00pm NOI for Richard Lehtola, Lot 4 Main St – Single Family Home and Septic System

Site Visits:

5/4/2018 451 Wares Rd. Cathy and Roberta met on site with Caitlin Poole. They are planning an addition to the home that will extend towards the stream behind the house, but stay on the existing level yard created by an embankment that built a level yard at the same elevation as the septic system leaching field on the side yard. The foot of the embankment is close to 100 ft back from the stream and associated BVW. Asked that they clean out debris that has ended up falling down the embankment and install a siltation barrier at the foot of the embankment. Caitlin will contact the Commission when the siltation barrier has been installed.

5/14/18 139 Mill Creek Dr. Sue Chapman asked that the Commission view the location of a proposed deck/front steps for the house. The home is more than 100 ft from the ponds and stream that follow Page Rd from 119 to the stream and wetland on the other side of Mill Creek Dr. Roberta signed the building permit.

Scheduled Site Visits:

5/17/18 9:00am 149 Bennett Rd. Steve Sockol. Visit to view the construction of a greenhouse and any other associated excavation.

5/23/18 12:00pm Main St and County Rd Will meet with Angel May Lehtonen to view 2 of 5 lots resulting from a subdivide of the farm at the corner of Main and County. 4 of the lots may have new homes built.

5/23/18 1:00pm 4 Greeville Rd. Northstone Builders. Will meet with Chris Guida from Fieldstone Consulting to view the sites and plans for 3 homes proposed.

The meeting was adjourned at 10:06 pm

Respectfully submitted,

Roberta Flashman