

Conservation Commission – Town of Spencer

Minutes



Conservation Commission Meeting
Wednesday, January 13, 2021 at 7:00 PM
Town Hall, McCourt Social Hall

NOTE: THIS IS A REMOTE MEETING AND ALL PRESENTATIONS, QUESTIONS, COMMENTS AND/OR DISCUSSIONS WILL TAKE PLACE VIA TELEPHONE CALL IN. IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE CONSERVATION OFFICE BEFORE THE MEETING.

PERSONS SPEAKING CAN ONLY SPEAK WHEN RECOGNIZED BY THE CHAIR AND THEY MUST CLEARLY STATE THEIR NAME AND ADDRESS FOR THE MINUTES.

IN ORDER TO CALL IN, PLEASE CALL: 1-877-309-2073 AND USE ACCESS CODE: 851-000-141

TO LISTEN TO THE MEETING ONLY GO TO SCATV.ORG

PLEASE MUTE PHONES & TV'S AT ALL TIMES EXCEPT WHEN SPEAKING!

RECEIVED
SPENCER TOWN CLERK
2021 JAN 28 AM 10:57
Spencer

The Meeting was opened at 7:00 p.m.

Commissioners Present: Charlie Bellemer, Margaret Emerson, Mary McLaughlin, Robert Perry & Warren Snow

Commissioners Absent:

Staff present: George Russell, Jane Green
Staff absent:

Minutes Approved: *A motion to approve the minutes of November 18, 2020 as amended (Perry/Bellemer) passed 5/0 with a roll call vote: McLaughlin-yes, Bellemer-yes, Emerson-yes, Perry-yes, Snow-yes.*

Signed: There were no items to be signed.

7:15 p.m. 4.1 Continued the Public Hearing for Notice of Intent for Bertin Engineering

Property: Charlton & Bacon Hill Roads, Spencer, MA DEP#293-0984

The applicant's representatives T.J. Recupero and Steve Pikul joined the hearing. Mr. Russell said the revised plans were given to BSC. Due to winter conditions, BSC can not do the Peer Review. Mr. Recupero asked what other areas on the property they could look at, so everything does not have to stop. Mr. Pikul said that Chase Bernier delineated the BVW and it appears to be identified. Mr. Pikul discussed why another town had delineation done during the winter and Spencer does not do that. Mr. Russell said that comparing two different sites and two different weather conditions are not the way to do a proper delineation. Mr. Recupero if all work has to stop, so they could continue to be productive. There was discussion about continuing to the next meeting instead of March, 2021. Mr. Pikul would like to go out in the field with anyone from BSC group and Arthur Allen from EcoTec. Mr. Russell said that they can meet whenever they want to. Gary Woodbury, a resident, joined the meeting and said that this land had a FCP #2808846-17 and was forested in June of 2017. Spencer has a bylaw that restricts development. Mr. Russell said that would be a question for the Town Attorney, and the ruling states that the first sentence in section 16.4 of the bylaw is legal.

At the request of the applicant, the hearing will be continued to January 27, 2021.

7:38 4.2 Continue the Public Hearing for the Notice of Intent for Edwin & Christine Mullens

Property: North Spencer Road, Spencer, MA DEP#293-0986

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7:39 4.4 Continue the Public Meeting for the Request for Determination of Applicability for John J. Green Jr. & Ruth Green
Property: 15 Washburn Terrace, Spencer, MA

Mr. & Mrs. Green joined the meeting. They would like to take down a tree that is on a very steep slope, is dead and is in danger of falling on the house. Mr. Russell recommended approval with the stipulation # 3 and that erosion control be installed and inspected by his office before removal.

A motion to close the public meeting (Perry/Bellemer) 5/0.

A motion to accept the Wetland Specialist RDA with negative #3 (Perry/Bellemer) 5/0 passed.

Roll call vote: McLaughlin-yes, Perry-yes, Bellemer-yes, Emerson-yes, Snow-yes.

7:43 4.5 Continue the Public Hearing for the Notice of Intent for Peter Rourke
Property: 4 Wildwood Lane, Spencer, MA DEP#293-1000

Julian Votruba, from New England Environmental Design, joined the meeting to represent the applicant. The existing home needs a septic system behind the house towards the pond. It is a private road. The proposed plan is to put in a catch basin on the road to catch storm water. The office has received significant comments from the neighbors concerning work off-site. Mr. Russell recommended plan changes regarding the filter fabric, wetlands demarcation of possible BVW, and permanent provisions to stop all erosion that begins at the street and from transporting additional sand and soil into the resource areas. Mr. Votruba said that they want to put in a swale and on the edge of the property put riprap. He indicated they came up with a solution to mitigate the drainage from the road. This proposed work is at the expense of the landowner. Mr. Russell agreed with the proposed work, but he wants updated plans to show the work. When an Order of Conditions is approved it references the plans. The plans must match the Oof C. The erosion controls and the BVW (Bordering Vegetative Wetlands) are not shown on the plans. Mr. Votruba wanted to know where the BVW was. Mr. Russell said it was between the roadway and the pond. The Commission members would like to go to the site.

At the request of the Commission, the hearing has been continued to January 27, 2021.

8:10 4.6 Open the Public Meeting for the Request for Determination of Applicability for Bercume Realty Trust
Property: 159 South Spencer Road, Spencer MA Map R10, Parcel 1&23

Scott Morrison, from EcoTec Incorporated, joined the meeting. The work is renovation of a pasture, trimming and pond restoration all under an Agricultural Exemption. Mr. Russell recommended approval of a negative #5 citing exemptions in 310 CMR 10.04 (b) 5 & 7.

A motion to close the public meeting (Perry/Emerson) 5/0.

A roll call vote: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Ballmer-yes.

A motion for a negative 5 & 7 310 CMR 10.04 for the work at 159 South Spencer Road (Emerson/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

8:14 p.m. 4.7 Open the Public Hearing for the Notice of Intent for Donna LeCourt Property: 21 Rustic Lane, Spencer, MA DEP#293-1005

The applicant, Donna LeCourt, joined the hearing. During a rainstorm, Ms. LeCourt said she gets water in her basement with three little rivers flowing in her backyard. There is a culvert with a drainage ditch. They want to repave it, clean it out and repair the headwall. They plan on doing it in the summer with the least amount of rain. Mr. Russell recommended the following:

- A sedimentation barrier be placed at the inlet of the existing culvert until accumulated sediments have been removed from the drainage ditch and exposed soil within the ditch has been stabilized.
- The project can only be completed during periods of low or no flow.

A motion to close the public hearing (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

A motion to approve the Order of Conditions for the work at 21 Rustic Lane with the stipulations in the Agent's report (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Emerson-yes, Snow-yes, Bellemer-yes.

8:26 p.m. 4.8 Open the Public Meeting for the Request of Determination of Applicability for Eric Ware,

Property: 129 Smithville Road, Spencer, MA

Jason Dubois joined the meeting to represent the Eric Ware. The work is for a septic system 58' from the BVW. Mr. Russell recommended the debris remain or be removed. The applicant said the piles of brush in the buffer zone will remain in place.

A motion to close the public meeting (Perry/Bellemer) 5/0.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

A move to issue the negative 3 determination for the work at 129 Smithville Road (Snow/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Bellemer-yes, Snow-yes, Emerson-yes.

8:31 p.m. 4.9 Open the Public Meeting for the Request for Determination of Applicability for Todd Ryan

Property: 8 Wildwood Lane, Spencer, MA

Scott Morrison, from EcoTec, joined the meeting. The retaining wall is leaning outward. They propose to repair the wall. A straw wattle will be installed between the wall and the water (during drawdown), with an erosion control blanket installed upon completion to provide a temporary stabilization. Mr. Russell recommends a negative # 2 determination.

A motion to close the public meeting (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

A move to issue a negative 2 for the work at 8 Wildwood Lane (Bellemer/Snow) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

8:40 p.m. 4.10 Open the Public Hearing for the Notice of Intent for Peter Fifield

Property: 59 Lake Avenue, Spencer, MA DEP#293-1001

Peter Fifield joined the hearing. He said they started the project in 2006 and did not finish it. They are trying to figure out how to proceed. The house was built and needs a deck and driveway. Norman Hill, from Land Planning, joined the hearing. The driveway is not near any resource area. The owner would like to add some gravel to it. The deck needs sonotubes that would be dug by hand. There will be no excavator. The existing Order of Conditions is 12 years old. Mr. Fifield was requested to file a new NOI. Mr. Russell recommended approval with stipulations in the Agent's report.

A motion to close the public hearing (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

A move to issue the Order of Conditions with stipulations in Agent's report for work for Peter Fifield at 59 Lake Avenue (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

8:45 p.m. 4.11 Open the Public Meeting for the Request for Determination of Applicability for James Barnet

Property: 116 Charlton Road, Spencer, MA

James Barnet joined the meeting. He runs a small farm growing mushrooms. Mr. Barnet grows the mushrooms on logs in shaded areas. Mr. Russell received an approved Forest Cutting Plan form DCR that had never been submitted for review, as required by statute to the Commission. Mr. Russell went out to inspect the FCP and observed logs in a riverfront, so he issued a NOV. Mr. Russell asked Mr. Barnet to file an RDA. Mr. Russell recommended approval with stipulations in the Agent's report.

A motion to close the public meeting (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

A move to issue a negative 2 for the work at 116 Charlton Road (Snow/Bellemer).

All in favor: McLaughlin-yes, Emerson-yes, Perry-yes, Snow-yes, Bellemer-yes.

8:51 p.m. 4.12 Open the Public Hearing for the Notice of Intent for Quoc Bui

Property: 16 Shore Drive, Spencer, MA DEP#293-1003

Julian Votruba joined the meeting to represent the applicant. This is a proposal for a new septic system with a variance for the 25-ft no touch zone. Mr. Snow wanted to know if there was anyway to not work in the 25-ft no touch zone. Mr. Votruba said there is nowhere else to put the septic. Mr. Russell agreed with Mr. Votruba.

A motion to close the public hearing (Perry/Snow) 5/0 passed.

*All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.
A motion to approve 16 Shore Drive with conditions on Agent's report, and to grant the
variance for the 25-ft no touch zone (Bellemer/Perry) 5/0 passed.
All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.*

**8:57 p.m. 4.13 Open the Public Hearing for the Notice of Intent for David Cronin
Property: 24 Oak Lane, Spencer, MA DEP no # has been issued**

David Cronin joined the hearing. Mr. Cronin said that he did not know that he had to file an NOI to spread sand. Mr. Russell had received complaints from residents so he went out and issued an enforcement order. There is no DEP number.

At the request of applicant, the hearing has been continued to January 27, 2021.

**8:59 p.m. 4.14 Open the Public Hearing for the Notice of Intent for David Harris
Property: 53 Highland Street, Spencer, MA DEP no # has been issued**

The applicant did not call into the hearing. There is no DEP number.

At the request of Commission, the hearing has been continued to January 27, 2021.

**9:00 p.m. 4.15 Open the Public Hearing for the Notice of Intent for James Cooper
Property: 3 Jolicoeur Avenue, Spencer, MA DEP no # has been issued**

James Cooper was present for the hearing. There is no DEP number.

At the request of Commission, the hearing has been continued to January 27, 2021.

**9:01 p.m. 4.16 Open the Public Meeting for the Request for Determination of
Applicability for Paul E. Cotter III
Property: 6 Sherwood Drive, Spencer, MA**

Paul Cotter joined the meeting. He bought the house in May and received a violation for stone at the end of his driveway that was left from the previous owner. This becomes a defacto "after the fact" permit. The owner also mentioned he wants to install a driveway. Mr. Russell requested the applicant file an RDA for that. Mr. Russell recommended approval with a negative # 3 determination.

*A motion to close the public meeting (Bellemer/Perry) 5/0 passed.
All in favor: McLaughlin-yes, Emerson-yes, Perry-yes, Snow-yes, Bellemer-yes
A motion to approve the RDA at 6 Sherwood Drive with a negative # 3 (Bellemer/Snow)
5/0 passed.
All in favor: McLaughlin-yes, Emerson-yes, Perry-yes, Snow-yes, Bellemer-yes*

5.0 Other Business:

5.1 129 Wilson Ave – Discussion

Norman Hill joined the meeting to represent Nancy Paquette. Mr. Hill said that the leaves that were part of a Notice of Violation are gone. Mr. Hill said everything across the street is wetlands. Mr. Russell recommended the Enforcement Order be rescinded since the issue was resolved.

A motion to rescind the Enforcement Order at 129 Wilson Avenue (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Bellemer-yes,

5.2 Lake Whittemore – Extension of OofC

Mr. Russell recommended approving the extension for 3 years.

A motion to extend the orders for the treatment of the pond for 3 years (Perry/Bellemer) 5/0 passed.

5.3 135 Smithville Road – Discussion

The owner is concerned with vegetative debris and claims it is from storm damage. Mr. Russell has pictures in the members packets and does not believe it is from storm damage. Roger Bouley joined the meeting. He said the picture of that pile is from the storm. He would gladly clean it up and did not know it was a violation. Mr. Russell recommended filing an RDA. The Commission voted to require an RDA filing.

A motion to file an RDA at 135 Smithville Road (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Bellemer-yes

5.4 Hastings Road – Extension of OofC

Mr. Russell recommends the Extension for three years.

A motion for an Extension of Order of Conditions for Hastings Road for three years (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Bellemer-yes, Snow-yes, Emerson-yes

5.5 55 Lakeshore Drive – CofC

The request for a release from conditions was from a wetlands scientist. The plans were prepared and stamped by a P.E. This does not meet the requirements of 310 CMR 10.05. However, the Commission asked EcoTec to supervise the project. Mr. Russell recommends granting the CofC.

A motion to grant the release of Certificate of Compliance for 55 Lakeshore Drive (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Emerson-yes, Snow-yes, Perry-yes

5.6 17 GH Wilson Road – CofC

Mr. Russell said that all is ready to grant release of the CofC.

A motion to grant the release for the Certificate of Compliance for 17 GH Wilson (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Emerson-yes, Snow-yes, Bellemer-yes, Perry-yes.

5.7 460 Main Street – CofC

Mr. Russell said that there is significant erosion on the site. He would recommend approval with stipulation #28 remain in perpetuity or after completion of the project.

A motion to grant the CofC for 460 Main Street (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Emerson-yes, Snow-yes, Perry-yes, Bellemer-yes.

5.8 96 Pleasant Street – CofC

Mr. Russell said that there are significant problems at the site and an NOV/SWO has been issued. Mr. Russell recommended no action for now.

5.9 9 Point Eastalee – CofC

Mr. Russell said that all is ready to grant release of CofC.

A motion to grant the CofC for 9 Point Eastalee (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Perry-yes.

5.10 Chapter 61 – Recommendation to BOS

Mr. Russell said that this is for a property for sale on Hastings Road, that the Board of Selectman would like the Commission to take a formal vote on. Mr. Russell recommended a negative recommendation on exercising the Town's right of first refusal.

A motion to relinquish the right of first refusal for the property on Hastings Road (Perry/Bellemer) 5/0.

Roll call vote: McLaughlin-yes, Bellemer-yes, Perry-yes, Emerson-yes, Snow-yes.

Agent's Report:

Agent's report is appended to and made part of the minutes.

New Applications: Hastings Road R43 16/1 – NOI

10 Meadow Road – NOI
Maple Street/Muzzy Pond – OOC Extension
Smithville – 3 Old Meadow -7 Meadow Roads – OOC Extension
8 Valley View Drive – CofC
2 Gold Nugget – Amend RDA

*A motion to adjourn the meeting at 9:29 p.m. (Perry/Bellemer) passed 5/0
All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes*

Respectfully submitted by:

Jane Green, Senior Clerk
Development & Inspectional Services

DOCUMENTS REVIEWED AT THE 1/13/21 CONSERVATION COMMISSION MEETING

Minutes 11/18/20

Agenda 1/13/21

Agent's Report 1/13/21

Conservation Commission Packets

Continuance form Charlton Bacon Hill Roads

Continuance form North Spencer Road Lots

RDA signed 15 Washburn Terrace

Continuance form 4 Wildwood Lane

RDA signed 159 South Spencer Road

Order of Conditions signed 21 Rustic Lane

RDA signed 129 Smithville Road

RDA signed 8 Wildwood Lane

Order of Conditions signed 59 Lake Avenue

RDA signed 116 Charlton Road

Order of Conditions 16 Shore Drive

Continuance form 24 Oak Lane

Continuance form 53 Highland Street

Continuance 3 Jolicoeur Avenue

RDA signed 6 Sherwood Drive

Extension OofC Lake Whittemore

Extension OofC Hastings Road

CofC signed 55 Lakeshore Drive

CofC signed 17 GH Wilson Road

CofC signed 460 Main Street

CofC signed 9 Point Eastalee

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Commissioners Present: Charlie Bellemer, Margaret Emerson, Mary McLaughlin, Robert Perry & Warren Snow

Commissioners Absent:

Staff present: George Russell, Jane Green
Staff absent:

Minutes Approved: *A motion to approve the minutes of November 18, 2020 as amended (Perry/Bellemer) passed 5/0 with a roll call vote: McLaughlin-yes, Bellemer-yes, Emerson-yes, Perry-yes, Snow-yes.*

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All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.

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*All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.
A motion to approve 16 Shore Drive with conditions on Agent's report, and to grant the
variance for the 25-ft no touch zone (Bellemer/Perry) 5/0 passed.
All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes.*

**8:57 p.m. 4.13 Open the Public Hearing for the Notice of Intent for David Cronin
Property: 24 Oak Lane, Spencer, MA DEP no # has been issued**

David Cronin joined the hearing. Mr. Cronin said that he did not know that he had to file an NOI to spread sand. Mr. Russell had received complaints from residents so he went out and issued an enforcement order. There is no DEP number.

At the request of applicant, the hearing has been continued to January 27, 2021.

**8:59 p.m. 4.14 Open the Public Hearing for the Notice of Intent for David Harris
Property: 53 Highland Street, Spencer, MA DEP no # has been issued**

The applicant did not call into the hearing. There is no DEP number.

At the request of Commission, the hearing has been continued to January 27, 2021.

**9:00 p.m. 4.15 Open the Public Hearing for the Notice of Intent for James Cooper
Property: 3 Jolicoeur Avenue, Spencer, MA DEP no # has been issued**

James Cooper was present for the hearing. There is no DEP number.

At the request of Commission, the hearing has been continued to January 27, 2021.

**9:01 p.m. 4.16 Open the Public Meeting for the Request for Determination of
Applicability for Paul E. Cotter III**

Property: 6 Sherwood Drive, Spencer, MA

Paul Cotter joined the meeting. He bought the house in May and received a violation for stone at the end of his driveway that was left from the previous owner. This becomes a defacto "after the fact" permit. The owner also mentioned he wants to install a driveway. Mr. Russell requested the applicant file an RDA for that. Mr. Russell recommended approval with a negative # 3 determination.

A motion to close the public meeting (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Emerson-yes, Perry-yes, Snow-yes, Bellemer-yes

*A motion to approve the RDA at 6 Sherwood Drive with a negative # 3 (Bellemer/Snow)
5/0 passed.*

All in favor: McLaughlin-yes, Emerson-yes, Perry-yes, Snow-yes, Bellemer-yes

5.0 Other Business:

5.1 129 Wilson Ave – Discussion

Norman Hill joined the meeting to represent Nancy Paquette. Mr. Hill said that the leaves that were part of a Notice of Violation are gone. Mr. Hill said everything across the street is wetlands. Mr. Russell recommended the Enforcement Order be rescinded since the issue was resolved.

A motion to rescind the Enforcement Order at 129 Wilson Avenue (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Bellemer-yes,

5.2 Lake Whittemore – Extension of OofC

Mr. Russell recommended approving the extension for 3 years.

A motion to extend the orders for the treatment of the pond for 3 years (Perry/Bellemer) 5/0 passed.

5.3 135 Smithville Road – Discussion

The owner is concerned with vegetative debris and claims it is from storm damage. Mr. Russell has pictures in the members packets and does not believe it is from storm damage. Roger Bouley joined the meeting. He said the picture of that pile is from the storm. He would gladly clean it up and did not know it was a violation. Mr. Russell recommended filing an RDA. The Commission voted to require an RDA filing.

A motion to file an RDA at 135 Smithville Road (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Bellemer-yes

5.4 Hastings Road – Extension of OofC

Mr. Russell recommends the Extension for three years.

A motion for an Extension of Order of Conditions for Hastings Road for three years (Bellemer/Perry) 5/0 passed.

All in favor: McLaughlin-yes, Perry-yes, Bellemer-yes, Snow-yes, Emerson-yes

5.5 55 Lakeshore Drive – CofC

The request for a release from conditions was from a wetlands scientist. The plans were prepared and stamped by a P.E. This does not meet the requirements of 310 CMR 10.05. However, the Commission asked EcoTec to supervise the project. Mr. Russell recommends granting the CofC.

A motion to grant the release of Certificate of Compliance for 55 Lakeshore Drive (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Emerson-yes, Snow-yes, Perry-yes

5.6 17 GH Wilson Road – CofC

Mr. Russell said that all is ready to grant release of the CofC.

A motion to grant the release for the Certificate of Compliance for 17 GH Wilson (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Emerson-yes, Snow-yes, Bellemer-yes, Perry-yes.

5.7 460 Main Street – CofC

Mr. Russell said that there is significant erosion on the site. He would recommend approval with stipulation #28 remain in perpetuity or after completion of the project.

A motion to grant the CofC for 460 Main Street (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Emerson-yes, Snow-yes, Perry-yes, Bellemer-yes.

5.8 96 Pleasant Street – CofC

Mr. Russell said that there are significant problems at the site and an NOV/SWO has been issued. Mr. Russell recommended no action for now.

5.9 9 Point Eastalee – CofC

Mr. Russell said that all is ready to grant release of CofC.

A motion to grant the CofC for 9 Point Eastalee (Perry/Bellemer) 5/0 passed.

All in favor: McLaughlin-yes, Bellemer-yes, Snow-yes, Emerson-yes, Perry-yes.

5.10 Chapter 61 – Recommendation to BOS

Mr. Russell said that this is for a property for sale on Hastings Road, that the Board of Selectman would like the Commission to take a formal vote on. Mr. Russell recommended a negative recommendation on exercising the Town's right of first refusal.

A motion to relinquish the right of first refusal for the property on Hastings Road (Perry/Bellemer) 5/0.

Roll call vote: McLaughlin-yes, Bellemer-yes, Perry-yes, Emerson-yes, Snow-yes.

Agent's Report:

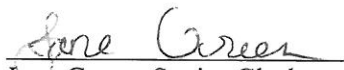
Agent's report is appended to and made part of the minutes.

New Applications: Hastings Road R43 16/1 – NOI

10 Meadow Road – NOI
Maple Street/Muzzy Pond – OOC Extension
Smithville – 3 Old Meadow -7 Meadow Roads – OOC Extension
8 Valley View Drive – CofC
2 Gold Nugget – Amend RDA

*A motion to adjourn the meeting at 9:29 p.m. (Perry/Bellemer) passed 5/0
All in favor: McLaughlin-yes, Perry-yes, Emerson-yes, Snow-yes, Bellemer-yes*

Respectfully submitted by:


Jane Green, Senior Clerk
Development & Inspectional Services

DOCUMENTS REVIEWED AT THE 1/13/21 CONSERVATION COMMISSION MEETING

Minutes 11/18/20

Agenda 1/13/21

Agent's Report 1/13/21

Conservation Commission Packets

Continuance form Charlton Bacon Hill Roads

Continuance form North Spencer Road Lots

RDA signed 15 Washburn Terrace

Continuance form 4 Wildwood Lane

RDA signed 159 South Spencer Road

Order of Conditions signed 21 Rustic Lane

RDA signed 129 Smithville Road

RDA signed 8 Wildwood Lane

Order of Conditions signed 59 Lake Avenue

RDA signed 116 Charlton Road
Order of Conditions 16 Shore Drive
Continuance form 24 Oak Lane
Continuance form 53 Highland Street
Continuance 3 Jolicoeur Avenue
RDA signed 6 Sherwood Drive
Extension OofC Lake Whitemore
Extension OofC Hastings Road
CofC signed 55 Lakeshore Drive
CofC signed 17 GH Wilson Road
CofC signed 460 Main Street
CofC signed 9 Point Eastalee