

Town of Franklin



Conservation Commission

**June 3, 2021
Meeting Minutes**

As stated on the agenda, due to the concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Conservation Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

Commencement

Chair Batchelor called the above-captioned meeting to order this date at 7:00 PM as a Remote Access Virtual Zoom Meeting. Members in attendance: Bill Batchelor, Jeffrey Milne, Jeff Livingstone, Paul Harrington (via Zoom), Patrick Gallagher, Andrew Mazzuchelli. Members absent: None. Also present: Jen Delmore, Conservation Agent.

Note: Documents presented to the Conservation Commission are on file.

PUBLIC HEARINGS

Public Hearing – Continued - NOI – Lot 34 Mastro Drive

Ms. Delmore stated that the applicant requested a continuance of the public hearing.

There was a motion made by Patrick Gallagher to continue the public hearing for the NOI for Lot 34 Mastro Drive to July 1, 2021, at 7:00 PM. The motion was seconded by Jeff Livingstone and accepted with a roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

Public Hearing – Continued - NOI – 0 Cottage Street, 0 Cottage Court, 21 Peck Street (Madalene Village) – To Be Continued

Ms. Delmore stated that the applicant requested a continuance of the public hearing to June 17, 2021.

There was a motion made by Andrew Mazzuchelli to continue the public hearing for the NOI for 0 Cottage Street, 0 Cottage Court, 21 Peck Street (Madalene Village) to June 17, 2021, at 7:00 PM. The motion was seconded by Jeffrey Milne and accepted with a roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

GENERAL BUSINESS

Minor Buffer Zone Activity: 14 Oxford Drive

Ms. Delmore reviewed that this filing is for the construction of a 312 sq. ft. deck. Most of the deck will be rebuilt in the same footprint as the existing deck with the exception of an added 40 sq. ft. area. The area under the existing deck, which is currently packed dirt used for storage, is proposed to be turned into a concrete storage area. The existing patio will be replaced in the exact same footprint. Erosion control is proposed between the activity and resource area because the yard slopes towards the wetland. The closest

point of construction is about 44' from the wetland. She noted that she performed a site visit on May 26, 2021, and discussed the placement of biodegradable erosion control with the applicant. She recommended approval.

There was a motion made by Jeff Livingstone to approve the Minor Buffer Zone Activity for 14 Oxford Drive. The motion was seconded by Patrick Gallagher and accepted with a roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

Permit Modifications/Extensions: Chestnut Street Senior Village, DEP File #CE159-1180, extension request

Ms. Stephanie Hoban of Strong Point Engineering, representing the applicant Whitman Homes, reviewed that the applicant is requesting a three-year extension of the Order of Conditions issued on August 30, 2018 for the Senior Village located off Chestnut Street. She explained that no work has commenced on the project yet, and three years would give the applicant plenty of time if they did not begin right away.

Ms. Delmore confirmed that the Commission typically issues extensions one year at a time; therefore, it is up to the Commission whether to issue a one-, two-, or three-year approval. Chair Batchelor stated that as this is a significant project, it seems impractical to go with a one-year extension. He believes that the applicant will need at least three years. He noted that each time the applicant returns for an extension, they must pay. Commission members discussed the length of extension to approve.

Mr. Rich Whittington, Whitman Homes, discussed that if they were to start work today, they would be looking at an 18-month buildout; this is a 26-unit, three-story building with a lot of site work. He noted that Strong Point Engineering is keeping up with their reports to the Agent on the activity/no activity on the site. Ms. Delmore confirmed the receipt of the reports. Chair Batchelor reiterated that a one-year extension is impractical; two years is more likely.

There was a motion made by Andrew Mazzuchelli to approve a two-year extension for Chestnut Street Senior Village, DEP File #CE159-1180. The motion was seconded by Jeffrey Milne and accepted with a roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

Certificates of Compliance: None.

Violations/Enforcement: None.

Minutes: May 6, 2021

Roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

Discussion Item: Maple Hill

Ms. Delmore announced that there are three public hearing dates to discuss the Maple Hill subdivision property being offered to the Town: Public Hearing at Town Council on June 9, 2021; Community Preservation Hearing on June 17, 2021; and Finance Committee on June 16, 2021. She noted that one of the lots is 68 acres. Chair Batchelor noted that they approved the permit for Maple Hill last year. Commission members reviewed the approval.

Discussion Item: Administrative Approvals

Ms. Delmore reviewed two administrative approvals. The first was for 21 Echo Bridge Road for the removal of about 15 sq. ft. of soil mount to blend in area with existing yard grade. There is an old stump there now that will be removed, and the ground will be level flush with the surrounding area when done. This is outside the 25' buffer zone. She performed a site visit on April 28, 2021. The second was for 3 Toni Lane for an

addition of 52 sq. ft. on the existing deck. This is outside the 25' buffer zone within the lawn area. She performed a site visit on May 26, 2021. She recommended ratification of the administrative approvals.

There was a motion made by Patrick Gallagher to ratify the two administrative approvals listed above. The motion was seconded by Jeff Livingstone and accepted with a roll call vote of 6-0-0. Roll Call Vote: Milne-Yes; Livingstone-Yes; Harrington-Yes; Gallagher-Yes; Mazzuchelli-Yes; Batchelor-Yes.

Chair and Commission Comments:

Chair Batchelor noted that he would be unavailable to attend the June 17, 2021 Commission meeting.

Executive Session: None.

There was a motion made by Jeff Livingstone to adjourn the Remote Access Virtual Zoom Meeting. The motion was seconded by Patrick Gallagher. Chairman asked if any Commissionwe did not want to adjourn. No objection. Chairman stated meeting is adjourned.

The Remote Access Virtual Zoom Meeting adjourned at 7:26 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary