

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday, February 27, 2019

Members Present: Michael Garland, Carolyn Corriveau, Thomas Fallon and Alison Holmes.

Absent: Michelle Culross and Antonios Romniou.

7:00pm Michael Garland called the meeting to order. The Town cable staff was present and the meeting was recorded live. No other attendee was recording the meeting.

7:00pm Applicant: Walter Koza, a Notice of Intent, for the construction of a single family dwelling on property located at (41-43) 47 Stone St., Auburn, MA Map 57, Parcel 33.

Thomas Fallon motioned to open the public hearing, second by Carolyn Corriveau. The vote was all in favor.

The Planning Board signed the ANR plan on 2-26-19.

Michael Garland stated he visited the site and the channel was well defined.

Present for the hearing was Glenn Krevosky. New plans dated 2-11-19 were submitted as the square footage of the divided parcels was not correct and the new owners names were placed on the plan.

Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

7:10pm Applicant: Scribner Development LLC, a Notice of Intent for construction to replace an existing failed septic system on property located at 411 Leicester Street. Map 30, Parcel 31.

Thomas Fallon motioned to open the public hearing, second by Alison Holmes. The vote was all in favor. Present for the hearing was Jason Dubois P.E of DC Engineering & Survey. Mr. Dubois explained that they rotated the system, moving one end from 48' to 60' away from the brook.

The system will be 100' from the well that services the existing house and the abutters well.

Michael Garland asked Mr. Dubois what measure would they be taking to ensure nothing would drain into Chapin Brook.

Mr. Dubois informed the Commission that the installation does meet the brake out requirements with a 40 mill. poly barrier placed 5' below grade up to the break out elevation will be installed two sides of the system with a rip rap installed to keep the grading away from the brook. System will be raised 2' to protect from the seasonal high ground water. Minor filling of the site is needed for grading. Silt fence and wattles will be installed around the system up to the dwelling. The new plan that had been submitted to the commission was just approved last week by the Board of Health. The construction will start in one to two months.

No further discussion or questions.

Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Page 2. 2-27-19

22-24 + 26 & 28 Whitman Bailey Rd. and 130 Prospect St. Requesting for Certificate of Compliances.

Present for the discussion was Justin Stelmok.

Michael Garland explained that members of the Commission visited the site and found the site did comply with the plans that were submitted.

Thomas Fallon and Carolyn Corriveau visited 130 Prospect St. today and all was in order.

Thomas Fallon motioned to approve the Certificate of Compliances for 22-24, 26-28 Whitman Bailey Road and 130 Prospect St., second by Carolyn Corriveau. The vote was 4 in favor, 1 abstained Alison Holmes. The Certificates of Compliance were signed.

7:17pm 23 Brook Street, Justin Stelmok informing the Commission that the Order of Conditions for this property has expired and was originally part of the subdivision known as Whitetail Run. Recently lot 23 and 25 were subdivided, however the Order of Conditions remains on the deed. Mr. Stelmok was seeking a partial release on the Certificate of Compliance for 23 Brook St. Thomas Fallon motioned to issue a Certificate of Compliance with a partial release for 23 Brook St., Second by Carolyn Corriveau. The vote was all in favor.

7:20pm Applicant: Darryl Rovatti, a Notice of Intent for the addition of a garage and shed on property located at 86 Rochdale St., Auburn, MA. Map 16, Parcel 83. (continued from 2-13) Thomas Fallon motioned to open the public hearing second by Nathan Rand. The vote was all in favor.

Present for the hearing was Joseph Levesque, PLS and owner of Levesque Geomatics Inc., 43 Glendale Rd. Sturbridge, Mass. 01518

Michael Garland stated the site had been visited.

Mr. Levesque stated they will be installing a vinyl and chain link fence to delineate the property lines. No shrubs or trees will be removed for this installation.

A 15' x 22' shed without a foundation will be installed behind the pool, a one story addition will be added to the existing house with a garage under. The pitch of the driveway will be adjusted with a portion removed and repaved, with the installation of a berm along the edge to prevent runoff into the adjacent intermittent stream.

Mr. Rovatti is contemplating moving the addition forward 10' towards Rochdale Street.

The plans have not been finalized therefore a continuance is needed.

Donna Hebert 84 Rochdale St. had questions on the fence and the flags.

Thomas Fallon motioned to continue the hearing until 3/13/19 @ 7:20pm, second by Alison Holmes. The vote was all in favor.

7:20pm Applicant: new Stephen & Pamela Daniels, a Request for Determination for the installation of an above ground pool on property located at 7 Bridle Path, Map 72, Par. 93. Present for the hearing was Glenn Krevosky, explaining that this is a minor project, as noted in Auburn's Bylaws.

Page 3. 2-27-19

Mr. Krevosky stated the yard is level, no removal of any trees, only the grass and top soil will be removed approximately 4" to 5". The area will be backfilled with 3.5 cubic yards of sand. Pools and Cues will be installing a 17' above ground pool, having minimal work at this site. Thomas Fallon motioned to continue the hearing until 3-13-19 at 7:35pm, second by Carolyn Corriveau. The vote was all in favor.

7:25pm Applicant: Anthony Benvenuti, a Notice of Intent, for the construction of a new home, septic system, well and associated site work on property located at 795 Oxford St. South, Auburn, MA Map 78, Parcel 30. (cont. 2-13-19) Thomas Fallon motioned to open the public hearing, second by Alison Holmes. The vote was all in favor.

Present for the hearing was Rob Lussier of McClure Engineering of Charlton, explaining the revision to the plan due to the high groundwater.

The work will be out of the 50' buffer except for the footing drain that will be located in the 50' buffer. Erosion control has already been installed around the drain. A site visit was conducted a while back by the Commission with no snow on the ground and all looked as shown on the plan. Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

7:30pm Applicant: ZPT Energy Solutions II, LLC, a Notice of Intent for the proposed construction of a large scale ground mounted photovoltaic solar facility on property located at 347 Rochdale St., Auburn, MA. MAP 29, Parcel 7. (continued from 2-13-19)

Thomas Fallon motioned to open the public hearing second by Nathan Rand. The vote was all in favor.

Present for the hearing were Paul McLean, Kevin McGeary P.E. the Design + Civil Engineer, Project Manager from Fuss & O'Neill and Richard Kirby of LEC Environmental Consultants. Paul McClean explained they have been to the ZBA and the Special Permit has been approved. The Planning Board has continued the hearing from 3-12-19 to allow time for the response from the peer review. They should hear by next week.

A site visit was scheduled for 3-9-19 at 9:00am. Carolyn Corriveau motioned to continue the public hearing until 3-19-19 at 7:30pm, second by Alison Holmes. The vote was all in favor.

ISSUED:

47 Stone Street, Walter Koza, Carolyn Corriveau motioned to issue a Standard Order of Conditions with Special Conditions of 1,2,3,5,8,9,11+12, second by Thomas Fallon with the recording of the ANR plan at the Registry of Land (10) ten days after it is signed by the Planning Board. The vote was all in favor. The Order of Conditions was signed.

411 Leicester Street, Scribner Development. Thomas Fallon motioned to issue a Standard Order of Conditions with Special Conditions of 1,2,3,5,7,8,9,11+13, second by Carolyn Corriveau. The vote was all in favor. The Order of Conditions was signed.

Page 4. 2-27-19

ISSUED: Continued

795 Oxford St. So. Anthony Benvenuti, Alison Holmes motioned to issue a Standard Order of Conditions with Special Conditions of 1,2,3,5,8,9,11+12, second by Thomas Fallon. The vote was 5 in favor 1 abstaining. The Order of Conditions was signed.

8:16pm Thomas Fallon motioned to adjourn, second by Carolyn Corriveau. The vote was all in favor.

Respectfully submitted,

Sheila Conroy
Administrative Assistant

The meeting minutes of February 27, 2019 were accepted on April 10, 2019.