

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday, April 10, 2019

Members Present: Michael Garland, Carolyn Corriveau, Thomas Fallon, Alison Holmes, Nathan Rand, Michelle Culross and Antonios Romniou.

7:15pm Michael Garland called the meeting to order. The Town cable staff was present and the meeting was pre-recorded. No other attendee was recording the meeting.

7:15pm Applicant: Ryan McMahon, a Request of Determination for the installation of a shed, on property located at 15 Bridle Path, Auburn, MA. Map 66, Parcel 145. Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was owner Ryan McMahon to explain the location of a pre-constructed 10' X 16' shed. Mr. McMahon stated he purchased the property in 2010 and wanted to place the shed 6' from the flagged wetland area, as this location was the most level area on the property.

Michael Garland stated Auburn Conservation Regulations does not allow a structure to be within 25' of the no build zone without a waiver stated on an Order of Conditions.

Mr. McMahon stated there was no other location that they could install the shed. No further questions or comments.

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

7:20pm Applicant: Homes by Emerson, John Stelmok, a Notice of Intent to construct a single family home, well, sewer connection, stormwater controls and landscaping within the buffer zone on property located at 23 Brook St. Map 58, Parcel 60.

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor. Present for the hearing was Kevin Maher from Emerson Homes, Frank Biccheri, PE from Bertin Engineering and Art Allen from EcoTec, Inc. Art Allen explained the site and that he had flagged the wetland.

A house lot (23) was split from 25 Brook St. The wetland is located in rear of the site with a proposed dwelling located nearer to the street, which will have less impact on the wetland. A waiver of 25'-50' in the buffer zone for a stormwater infiltration system. Erosion control measures will be installed to the side and rear of site. No further comments or questions.

Michael Garland requested a site visit and Mr. Maher agreed to continue to the next meeting. The site visit is planned for 4-20-19. Mr. Allen stated they have the DEP file number and there were no comments.

Carolyn Corriveau motioned to continue the hearing until 4/24/19 at 7:00pm in order to visit the site, second by Thomas Fallon. The vote was all in favor.

7:30pm 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 3-27)
Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

There has been an exchange of land and the plans have not been signed by the Planning Board therefore, Michelle Culross motioned to continue the hearing until 4-24-19 @ 7:05, second by Thomas Fallon. The vote was all in favor.

7:35pm 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 3-27)

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

Present for the discussion was Paul McLean of ZPT Energy Solutions, Kevin O'Neill, design engineer and Andrea Kendall, environmental consultant of LEC.

Mr. McLean explained that the site walk was eventually completed, the change in design, with all of the changes submitted to Bertin Engineering for the peer review.

The public hearing with the Planning Board was continue as they were concerned that abutters located within a long view from across the lake should be informed about the project. Abutters within the surrounding area are all satisfied.

Michael Garland stated they visited the site 3 times and then requested Ms. Kendall to address waiver request dated 4-4-19.

Ms. Kendall explained the waiver due to the isolated wetland. There is an 80' swath of land that will be used to re-align the access road, maintaining the 25' setback. The open channel swale has been designed by Fuss & O'Neill with the water being piped underground at the narrow location on the access road. The detention basins will be shifted further down due to the rerouting of the road.

Alison Holmes asked about the erosion caused by water runoff from the solar panels. Mr. O'Neill explained the spacing and angle of the panels to prevent the channeling of the runoff.

With no additional comments or questions from the commission and audience, Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Thomas Fallon motioned to reopen the public hearing, second by Carolyn Corriveau. The vote was all in favor. Additional information was relative to the wetland plants of the restoration area found on plan CS101 that included the area of test pit 1. The restoration plantings will total 25 native plants; witch hazel, highbush blueberry, maple leaf hybrid and mountain laurel.

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

7:40pm Applicant: 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. (continued 3-27) Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Glenn Krevosky and Mr. Daniels. He explained the installation of an above ground pool that was reduced in size to a 12' in order to remain out of the 25' no build zone. The erosion control measures were moved closer to the pool.

Pools and Cues will be installing the pool. The removal of 4" to 5" of top soil and sand will be spread in the location of the pool. No further questions. Thomas Fallon motioned to close the public hearing, second by Michelle Culross. The vote was all in favor.

DISCUSSION:

Faith Ave. Diamond Chevrolet, Glenn Krevosky then asked the commission to re-sign of Order of Conditions as it was never recorded for MassDEP file # 098-0684. This was for the removal of a dwelling prior to the construction of the service facility. Massad Family LLC wanted to close out all the expired orders.

There was a question if the new members of the commission can sign an expired order. Mr. Krevosky will contact MassDEP.

707 Oxford St. Jason Dubois DC Engineering, discussion with John Johnson owner of the property. Mr. Dubois had questions with the denial of the Order of Conditions.

The issue was Mr. Johnson is planning on selling the property and was not clear to the Commission that if the property was sold would the proposed house be constructed by the new owners.

Mr. Johnson stated he had the house designed to meet Conservation standards.

Mr. Dubois stated the house meets building and zoning requirements. This plan has to be adhered to or the new owners would need to refile with Conservation.

The Building Official will get the plan and Order of Conditions with the building permit application. The septic and well were installed in 1993 and never used.

Michael Garland stated the Commission had issued a denial and they would need to refile having a new public hearing with abutter notification. Mr. Dubois will refile the application.

82 Berlin St. Joseph Cariglia. Michelle Culross was concerned with the pipes that are sitting on the ground from the trailer with vehicles traveling on the site.

Michael Garland felt this was a Board of Health issue. A building permit would be needed for the temporary housing. Carolyn Corriveau motioned that a letter be sent to the Board of Health, second by Thomas Fallon. The vote was all in favor.

Albert & Blaker St. dust complaint, Michael Garland will schedule a site visit with William Coyle.

498 Rochdale St. Joe Goodman/Valdete Manfron Enforcement Order. Michael Garland to contact Meghan Selby at MassDEP to find out if the site was visited and what is happening.

Lower and Upper Stoneville Pond. Michelle Culross concerned with the lack of weed control. No draw down of the water in the fall. A letter will be sent to Ken Smith, Auburn Water District to see if anything can be done.

ISSUANCES:

15 Bridle Path, Ryan McMahon (RDA) Alison Holmes motioned to issue a Positive Determination for the installation of a shed, second by Carolyn Corriveau. The vote was all in favor. They can request to not have to pay the waiver fee.

7 Bridle Path, Steven Daniels, (RDA) Michelle Culross motioned to issue a Negative Determination for the installation of an above ground pool, second by Thomas Fallon. The vote was 6 in favor 1 abstained-Alison Holmes.

347 Rochdale St. ZPT Energy Solutions, an Order of Conditions will be issued at the 4-24-19 meeting.

Meeting Minutes:

2-27-19 Thomas Fallon motioned to approve with corrections, second by Carolyn Corriveau. The vote was 5 in favor 2 abstained Michelle Culross and Antonios Romniou as they were absent.

3-13-19 Thomas Fallon motioned to approve with amendments as submitted, second by Carolyn Corriveau. The vote was all in favor.

3-27-19 Carolyn Corriveau motioned to approve the minutes, second by Alison Holmes. The vote was 5 in favor 2 abstained Michelle Culross and Antonios Romniou.

Thomas Fallon is interested in the progress on the Solar Projects in Auburn.

Site visits:

23 Brook St.
Blaker Street

8:30pm Carolyn Corriveau motioned to adjourn, second by Thomas Fallon. The vote was all in favor.

Respectfully submitted,

Sheila Conroy
Administrative Assistant

The meeting minutes of April 10, 2019 were accepted on May 22, 2019.