

## TOWN OF PRINCETON

### BOARD/COMMITTEE: PRINCETON CONSERVATION COMMISSION MINUTES

DATE: September 20, 2022

TIME: 7:00 PM

LOCATION: Town Hall Annex

Note: this public meeting and public hearing were conducted in person at the Annex, with a remote teleconferencing option available for public participation. Public participation details were posted with the agenda.

Members in attendance: Brian Keevan, Bonnie Hirsh, Jenny Sanders, Jennifer Vuona, Bryanna Weigel, Victoria Taft

Members in attendance remotely: none

Applicants and others in attendance: Doug Andrysick, Matt Marro, Frank & Carleen Patrone

Applicants and others in attendance remotely: Josh Tannenbaum, Anita Murphy

Votes taken in the following actions are "all in favor unless" noted otherwise.

Brian Keevan called the meeting to order at 7:04 PM.

Approval of minutes: Minutes from the August 16, 2022 meeting were approved with one minor revision at 7:05 PM.

Item 1: 7:06 PM - 7:47 PM Continued Public Hearing for NOI (DEP file #267-0443), submitted by Lake 20, LLC for single family home and septic system construction on Ball Hill Road (Map 11 Parcel 42A). Matt Marro summarized as follows: this is an NOI for a single-family home and septic. There is river front involved but only a small amount is involved. When Commissioners walked this site with him, an area was identified that appeared to come from a BVW under nearby train tracks, then onto the property in question. That watercourse was determined to be jurisdictional. The survey crew located flow path where this enters the property and put it on the plans, labeled as a "trench." The buffer zone was adjusted for this addition. The new plans label it "trench" but the Commissioners questioned whether it is actually an intermittent stream. The Commission also reviewed setbacks for title V because the buffer shifted very close to the septic drain field. This project received BOH approval before the plans were revised to add the newly identified intermittent stream feature (currently labeled "trench"). After discussion and several questions from commissioners about the site, a follow-up site visit was scheduled. The applicant requested a continuation of the hearing at the site visit. Commissioners voted to continue the hearing to the site visit, scheduled for Wednesday September 28<sup>th</sup> at 9 am.

Item 2: 7:48PM - 8:11PM Public hearing for NOI (DEP file# 267-445) Submitted by Doug Andrysick for 1 Nakuset Way. The landowners were present and Doug presented site plans and described the proposed project. House, driveway, and septic exit already. Project seeks to put in a new detached garage. Doug highlighted identified BVW and estimated habitat of rare wildlife. No work is proposed in these areas. He also described planned erosion control measures. Edge of work/limit of grading is about 18 feet at the closest point, and no trees will be cut to complete the project. The project will extend the existing driveway for the construction of a new detached garage, and the driveway will continue 10 feet out behind the new garage. The driveway will also extend out to the side to allow for a gentler sloped bank off of the new proposed garage. Commissioners discussed with applicant that mulch socks or straw wattles are preferred over hay bales as additional E&SC measures. Commissioners voted to issue and

Order of Conditions with a clarifying condition on the use of compost tube/mulch waddles as additional E&SC where needed.

Item3: 8:12PM - 8:23PM Request for Certificate of Compliance (DEP file# 267-0434) requested by Rosalyn Mason. This Commission issued an Order of Conditions on Sept 23, 2021 to enable a home sale and a title V upgrade. Rosalyn was the previous owner who petitioned for the order of conditions initially so she has asked for the certificate. The Order of Conditions had to carry with the title until it was closed. They could not request the certificate of compliance until a full growing season had passed and it reached 75% stabilization. Several Commissioners walked the site on 9/16/22 to inspect it for compliance. A law firm is handling closing out the order for the previous owner (Rosalyn). Commissioners voted to approve a full Certificate of Compliance.

Commission Other Business, Mail, Procedures, etc.:

Forest cutting plan: We received a Forest Cutting Plan, mailed September 8<sup>th</sup> for 25 Wilson Road, Ben Getchell, Jr is the owner. It has a conservation Restriction on most of it; they plan to cut 10 ac. and 56,000bf of timber.

Subcommittee reports:

- Bonnie had no report from the solar farm working group, other than asking permission to forward Jenny's name a contact for grants to Corey Burnham-Howard.
- Building permit applications: Bonnie and Bryanna have been reviewing all of the new building permits and deciding whether they need our attention or whether they can just move forward without any Conservation Commission involvement. They had five as of today. One person put in two applications for the same lot. One needs an NOI and they flagged it. This system is working great so far. One came in today for 33 Radford road, they are replacing a barn with a garage and it looks like there are some wetlands. Commissioners determined that an NOI is needed for this project and flagged it for notice.

Princeton Newsletter Content: Could highlight the collaborative wetland walk with the open space committee and the EAC. The walk may occur on Conservation Commission property at Calamint Hill.

General NOI subcommittee: Brian, Victoria & Jennifer will work on this in winter and come to group with a proposal.

How we can spend funds: Bonnie reported back to the group on her research. Commission discussed a budget of \$250 per person and if a Commissioner needs additional funds we will discuss it at the next meeting.

Sharing files: Brian will create and share a OneDrive file with Commission files instead of sending individual files for NOI and other important docs for meetings.

Misc updates/Ongoing work: Victoria provided an update on the Matewsky site. We will contact them for a pre-construction site visit.

Meeting adjourned at 9:25 PM

*Respectfully submitted, Jenny Sanders*