

TOWN OF PRINCETON

BOARD/COMMITTEE: PRINCETON CONSERVATION COMMISSION MINUTES

DATE: October 27, 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, Jenny Sanders, Bryanna Weigel, Victoria Taft

Members in attendance remotely: Bonnie Hirsh, Jennifer Vuona

Applicants and others in attendance: Doug Andrysick, Richard Porter, Caitlin Volturo, Jesse Volturo, Carla Volturo, Gregg Volturo, Patrick Brady, Karen Shadbegian, David Farrell, Mark Spencer, Lar Greene

Applicants and others in attendance remotely: Matt Marro

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

Brian Keevan called the meeting to order at 7:07 PM.

Approval of minutes: Minutes from the September 20, 2022 meeting were approved with minor revisions at 7:08 PM. Minutes from the September 28, 2022 meeting were approved with one minor revision at 7:11 PM.

Item 1: 7:12 – 7:14 PM Public hearing for a Notice of Intent (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). The applicant requested to continue the public hearing to the next regularly scheduled meeting on November 15, 2022. Commissioners voted to continue the hearing to 11/15/2022 and closed the public hearing.

Item 2: 7:14 – 7:22 PM Public Hearing for a Notice of Intent (DEP File #267-0447) submitted by Derek and Maria Chaisson for construction of a swimming pool at 28 Country Lane. Matt Marro represented the homeowner. The NOI was filed for a pool to be added to a single family home that is already in place. The pool will be 14x30 with a patio area that connects to the existing deck. The outline of work comes no closer than 60’ to the edge of wetlands. Straw waddles will be placed all around the downslope side of the site to protect the wetland resource areas. Minimum 9” waddles are specified. No backwash with this pool design; it is a saltwater pool with a cartridge filter. Some trees will be removed to accommodate machinery. They are also outside the wetland resource area. No stumping of trees; they will be cut to ground level. All access at site will be from the existing driveway. Commissioners issued an order of conditions for DEP File #267-0447 for 28 Country Lane.

Item 3: 7:24 – 7:50 PM Public Hearing for a Notice of Intent (DEP File #267-0446) submitted by David Farrell for construction of a detached garage on 33 Radford Road (Map 12C Parcel 4.0). David Farrell presented. The plan is to demolish the existing barn and build a new garage which will have a foundation, be larger (22 ft wide) and about 18’ longer than existing building. The new building will be about 12” off property line. It is not at the edge of wetlands, but closer to mapped wetlands at the back of the property. The landowner presented Commissioners with a Wetland report from July 2021. Commissioners visited the site but did not have permission to walk abutting landowner property to view wetlands. Commissioners discussed prior disturbance at the parcel in question, and asked the applicant

about the wetland delineation presented in the report. The applicant suggested that the wetland professional who mapped the wetlands disagreed with the mapped wetlands but did not conduct soil tests. The Commission's suggestion is that the applicant return to the consultant and request this additional information to demonstrate that no disturbance has already occurred in a mapped wetland area. The applicant asked if he could proceed with the Commission making a decision with the information as presented. Commissioners suggested that the applicant revisit delineation with consultant to provide more accurate info to the Commission. The hearing was continued to November 15, 2022.

Item 4: 7:51 – 9:11 PM Public Hearing for a Notice of Intent (DEP File# 267-0448) submitted by Andrysick for Richard and Dani Porter for construction of a single family house, garage, pool, and septic system on Boylston Ave. (Map 12C Parcel 15). Doug Andrysick presented with the applicant present, some abutters also present. The property is near Princeton Center School and a fire pond. The plan is to build one SFH home with a garage, and the property is about 34 ac total. The entire project will create about 21k sq ft of alteration, no alteration within wetlands, and the closest point to wetland is approx. 23' to wetlands with the structure about 45' to the wetlands edge. The septic is located outside of the buffer zone. A 1500 gal septic tank and pump chamber are planned to be located behind the garage. Commissioners walked the site on 10/26/2022. The site is rocky and the water table is near the surface, but it is an upland site. The applicant would like the house on the pond side and site constraints limit options for septic placement. Not a lot of grading taking place toward wetland; Most in septic area outside of 100' buffer zone. Access to cart path will be maintained with no changes in grading. Proposed walkway from driveway to house. Site will be cleared to the road. After the presentation by D. Andrysick, the room was opened to questions.

An abutter stated that the border of his property is very wet, and asked if this will disturb his property or impact his driveway. He invited the Commission to come look at the wetland from his property. His concern is that disruption in groundwater will impact useable portions of his property. He asked if site is appropriate for development, also asked if this development will generate change in wetland function. D. Andrysick identified all impervious areas on the project plans for the abutter. He explained that they are not changing direction of flows with the proposed plans. D. Andrysick stated that the total impervious area has not been calculated. The abutter highlighted that this proposed home is taking the place of land that was previously used for stormwater absorption. D. Andrysick countered that since no development is occurring in wetlands the wetland will continue to perform its prior stormwater functions.

Some commissioners expressed less concern about infiltration but concern about the pool. A lot of area for absorption remains on the 34 acres where there is no disturbance. Another abutter suggested salinated pools create issues with wetlands because saltwater is pumped out annually to close the pool. If there is heavy use, then they may also have to use liquid shock, at least twice per year. Typically at the end of the year pool owners pump down a lot of water which is discharged on site. The abutter asked the Commission to consider this.

Another abutter asked the following questions: why is the garage oversized compared to house and asked if it was for commercial use; landowner answer: no. The applicant stated that they have a family of 5 with several vehicles and boats and would like storage space. The abutter also asked the Commission to consider the amount of water coming off the proposed rooftops and if/how it will be infiltrated. He suggested that this is a lot of construction happening on a small area. The abutter also asked for clarification about a note on the plans describing a "rapid construction" technique. D.

Andrysick clarified that this is a misunderstanding of a full statement on the plans: "Rapid well ordered construction program." D. Andrysick explained that this is an indicator to the contractor to complete the work in a timely manner to minimize impacts. Dam maintenance along the cart path was also discussed.

Another abutter asked about the percolation test for the septic and questioned whether it was done during a drought or wet time of year, and whether it meets title V requirements. Chairman clarified that this is the BOH's jurisdiction. BOH chairman was in attendance and confirmed that this project is compliant with Title V.

Commissioners noted that the plans appear to have a discrepancy between the limit of work and the buffer zone. The zoomed in map shows less disturbance in the buffer zone. Area contained within the limit of work will be converted to lawn. D. Andrysick asked that the Commission use the plan that shows the larger amount of disturbance for deliberation because this is what the 21k sq ft of disturbance was calculated based on.

Another abutter asked about perimeter drains and stated that they do not want them draining toward the wetland or into the wetland. Commissions discussed asking for an infiltration system. The whole disturbance is about 1 ac on a total parcel size of 34 ac. The applicant was asked to return with an infiltration design for the perimeter drain. Other abutters noted that pools use algicide, chlorine, or salt/chloride to regulate conditions and that they periodically drain, usually onto adjacent lawn. DEP has not commented on this. Commissioners voted to continue hearing to November 15, 2022 and asked the applicant to gather additional information on the type of pool that will be installed, the planned maintenance protocol, etc. Commissioners will also seek additional information.

Commissioners allowed a recess for 5 min. Meeting reconvened @9:22 PM

Item 5: 9:22 – 9:42 PM Request for Extension (DEP File# 267-0387) by McCarty Engineering on behalf of Wachusett Mountain Associates, for ongoing slope mowing and maintenance. Commissioners visited the site to view wetlands onsite on two occasions. Wetlands appear unchanged from 2016 approval. Disturbance plans came in 2019 for pipe maintenance, and the main area of disturbance is near pump station. The applicant representative summarized that Wachusett mows annually with mowing timed for bird nesting. The State asks them to leave grass high to minimize hiking access. Maintenance also includes tree branch trimming, water bars & catch basin clean outs, replacing air/water leaks as needed. Chairman read description of maintenance needs from itemized NOI. Commissioners discussed wetland D, near trail 5 has mowing impacts and asked the applicant representative to discuss this with Wachusett. Commissioners were also not notified about disturbed area at base, and commented that receipt of notice is in the standing order as a condition. Commissioners asked for improved communication. Commissioners discussed continuing order as-is for up to three years from expiration date. Due to the Covid-19 Pandemic State of Emergency, any Orders of Conditions in effect as of March 10, 2020 are entitled to receive a [462-day extension](#) (the number of days the State of Emergency was in effect). Thus, the new expiration date is November 28, 2023. Commissioners voted to extend the Order of Conditions as-is until 11/28/2026.

Commission Other Business, Mail, Procedures, etc.:

Tributary discussion: The Commission asked the BOH chairman to clarify/discuss issue of tributaries in Title V jurisdiction. The Commission wanted to understand how they review tributaries to tributaries

within the water supply watershed. DEP suggested to us that it is the BOH jurisdiction to determine “tributary” definition. The BOH chairman offered to bring it up at the next BOH meeting and report back to Commission. Commission chairman said it would be nice to have one of us attend BOH meetings and open communication. BOH chair will review title V regulations as well.

General NOI subcommittee: Ben Metcalf and Lar Greene met and they like Framingham example for General NOI for town DPW. Victoria and Brian are lead on this.

Misc. updates/Ongoing work: Bryanna asked if Nakuset Way/Patrone garage should be advanced after her inspection. Bry inspected E&SC and said center waddle is not installed but will be installed once fill is placed. Chairman mentioned that we need the acknowledgement page from the order of conditions from the landowner.

Commissioners voted to adjourn at 10:04 PM

Respectfully submitted, Jenny Sanders