



Conservation Commission
Town of Townsend
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James LeCuyer (2022)

Anne LeCuyer (2023)
Joan Savoy, Clerk (2024)

Jessica Consolvo, Conservation Agent

Meeting of the Townsend Conservation Commission
MINUTES

Thursday, February 24th, 2022 @ 7:15 pm

THIS IS AN OPEN MEETING AND ALL ARE INVITED TO ATTEND

SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA

Or via remote ZOOM for convenience

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting will not be suspended or terminated if technical problems interrupt the virtual broadcast, unless otherwise required to by law. Members of the public with interest in a specific agenda item should make plans for in-person attendance.

TCAM Inc. is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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1.0 Preliminaries – Votes May Be Taken:

1.1 - Call the meeting to order and roll call Meeting called to order by Vice Chair JE at 7:18PM under the Wetlands Protection Act (WPA) and the Townsend Wetlands Bylaw (TWB).

Roll Call: JG (P), JS (P), JL (A), AL (A), JE(P)

1.2 - Announce the meeting is being video recorded. Is anyone else recording? There is one other person recording.

1.3 – Chair’s report JE would like to inform the CC that while commissioners always had to be visible on zoom their faces no longer have to be visible. She would also like to remind the attendees to keep order and to be recognized by the chair before speaking. JE also reminds the CC that the Campbell Farm conservation restriction (CR) is being signed tonight. During the spring the commissioners will have to do a walk of the property to make sure the baseline development report (BDR) is accurate. The CC will also have to devise a stewardship plan for the property.

1.4 – Chairman’s Additions and/or Deletions None

1.5 - Review/Approve the meeting minutes from 2/9/22 JS points out that there is a typo on item 3.7.

*JS motions to approve 2/9/22 minutes, JG seconded
The motion passes unanimously*

1.6 - Agent’s report JC would like to report 2 building permit signoffs for 2 Alyssa Drive and 5 Hickory Drive. The ZBA referrals from the last meeting have been returned to the ZBA with the CC’s comments. There have been 3 septic system signoffs for 16 Center Street, 106 Barker Hill Road, and 83 Ash Street. 4 site visits have been completed for Conservation owned land as well as a site visit to check on the 6 Ball Road fire pond.

2.0 Hearings and Appointments– Votes May Be Taken:

2.1 – 7:25PM – Continuation of Notice of Intent, DEP #308-0688, TWB 2022-117

Applicant: Katherine Thompson

Location: 63 Adams Road

Project/Status: The applicant would like to replace a failing sewage system and related grading within a 100 foot buffer of a vegetated wetland and intermittent streams.

JC reminds the CC of the site visit 2 weeks ago and the discussion they had at the 2/9 meeting. Septic system redesign was planned to be as far away from wetlands/streams as possible. The current leach field will be abandoned, and the new system will be in the backyard, further from the wetlands. The new system will be 58 feet away from the wetlands, which is still in the 100 foot buffer, but based on the layout of the house this is as far away as they can get. The Board of Health has signed off and the 58 foot distance meets the 50 foot Title 5 requirement. The DEP # has now been received for this project so the CC can vote to approve/deny and issue a standard OOC.

*JG motions to approve DEP #308-0688, JS seconded
The motion passes unanimously*

2.2 – 7:35PM – Notice of Intent, DEP #308-XXXX, TWB 2022-119

Applicant: Jeremiah Kimball

Location: 82 Ball Road

Project/Status: The proposed project is the construction of a single-family house, with detached barn, private well, driveway, septic system, and related site grading. This construction will take place within a 100 foot buffer of a bordering vegetated wetland.

JS reads the legal notice that was published in the Groton Herald on 2/18/22 and she confirms that the list of abutters has been received. Chris Mackenzie, who is representing the applicant, shares his screen so that the CC can review the site plan together. After going over the site plan CM asks the CC if there are any questions, but JS would like to hold off discussion until next meeting when the project has a DEP #. CM would like to address any concerns now so that they can be addressed before the next meeting. JS is concerned at the size of the house and barn as well as the fact that the entire project, except for the septic, is inside the 100 foot buffer. CM mentions they made it a point to not have anything within 50 feet of the wetlands and that they actually moved the barn from the preferred location in order to do so. Jeremiah Kimball informs the CC that the barn is actually 42' x 50' not 42' x 60' as shown on the site plan which puts the barn 60 feet from the wetland. JC points out that with the wetlands surrounding the property it would be impossible to build outside of the 100 foot buffer. JK mentions that the house would be for his mother and stepfather and that the stepfather would use the barn for car maintenance/storage. JG would like for the applicant to include silt fences as part of their erosion control methods because of how close the project is to the wetland. CM is OK with adding that to the plan.

*JG motions to continue to March 9th, 2022, JS seconded
The motion passes unanimously*

3.0 Work Session – Votes May Be Taken:

3.1 – TWB 2022-118, 45 Warren Road Request for Determination of Applicability for the removal of dead trees by felling on top of a wetland JC informs the members of the CC that this RDA is concerning tree clearing along Warren Rd. There are wetlands on both sides of the street but based on what JC saw on her site visit she saw a lot of dead pines that would be concerning if they were to fall. The town contacted Unutil, the power company, about taking down trees that posed a risk to the power lines. Unutil and the arborist they contacted decided that the best method would be to cut the trees whole and have them fall towards the wetland, before dragging the trees out for disposal. Brian Favreau, who is on the call representing Favreau Forestry, the company cutting down the trees, shared a video with the CC that explained what they were planning on doing. BF is on the zoom call, but his connection is spotty, so his audio cuts in and out. JG asks BF what they plan to do if the trees explode when they fall. JC explains that in the video they sent they mentioned that they were trying to fell the trees parallel to the road as much as possible, so that they would land on the upland area around the road and not in the wetlands. The CC give their approval of the project.

*JG motions to issue a negative-3 determination, JS seconded
The motion passes unanimously*

3.2 – Sign THRT Conservation Restriction The final draft of the CR on Campbell Farm, located at 187 North End Road, has been approved. 3 members of the CC, 3 members of the BOS, and 2 Townsend Hill Realty Trust trustees are present at the meeting to sign the final document. Laurie Shiffrin is also present and will be notarizing all signatures. Veronica Kell calls the meeting to order for the Board of Selectmen at 8:00PM.

Roll Call: Joseph Shank (P), Charles Sexton-Diranian (P), Veronica Kell (P)

The CC decide that while they approved the latest edits to the CR at their 2/9 meeting, to be safe they should vote to approve the final copy.

*JG motions to approve the final draft of the CR, JS seconded
The motion passes unanimously (Conservation Commission)*

*CSD motions to approve the signing of the CR, JS seconded
The motion passes unanimously (Board of Selectmen)*

The signees take turns signing the documents while LS oversees and notarizes.

*VK motions to adjourn at 8:14PM
The motion passes unanimously (Board of Selectmen)*

3.3 – Discuss CC Volunteer Response Form submitted by Colby Streeter Colby Streeter has submitted a VRF to serve on the CC. CS is at the meeting and he informs the CC that his deep reverence for the environment inspired him to try to serve on the CC. CS has been an arborist for over 20 years and would bring good plant identification skills to the board as well as a vast knowledge of plant biology. He has also received a bachelor's degree in forestry from UMass, so he has a solid grasp of the WPA. He has lived in town since 2013 and over his career he has installed septic systems and has served as a technical engineer for the army. This has given him many years of experience in surveying and reading plans which will be helpful in much of what the CC does. Over the last couple of years, he has run his own small tree care business and he believes he has the free time available to serve on the CC. The CC would like CS to attend at least one more CC meeting before sending their recommendation to the BOS. That way he can learn more about what the CC does and how they do things. CS informs the CC that he plans to acquire his timber harvesting license and asks if that would be a conflict of interest. The CC gives him the ok, as long as he recuses himself or files a disclosure form when discussing any potential COI. The CC also plans to start tackling invasive species management and CS also has knowledge on this subject that he can share with the CC.

3.4 – Budget overdraft discussion with Michael Crowley (Land Use Coordinator) MC is on the call to have a brief discussion about one of the CC's budgets being overdrawn. JS brings up that there should be plenty of money left over in the WPA fund where the MACC class fees should have been drawn from. MC states that moving forward all additional MACC classes will be paid using the WPA fund but before the expenses fund had been overdrawn, class fees were being paid for with the expenses fund. JS mentions that she set up a meeting with the town accountant to go over things and correct any past budgeting mistakes. MC also updates the CC on the current amount of money in the conservation land fund and JS mentions that the BOS plan to soon move over additional funds.

3.5 – Review/approve the Housing Production Plan commissioned by the THA The Townsend Housing Authority had a HPP drafted up by JM Goldson and would like the CC to review/approve. JS praises the HPP and believes it to be very helpful and intelligently written. The THA has already submitted grant applications to MRPC based on the action items in the HPP. JS explains that the HPP is the town's plan on how to address affordable housing needs and future housing development. The HPP has information on demographics, income, types of housing etc.

*JG motions to approve the HPP, JS seconded
The motion passes unanimously*

3.6 – Mandatory Referral Notice from Planning Board regarding 32 Main St JC shares her screen so that the CC can review what parts of the project are in areas under their jurisdiction. Using MassMapper JC shows that the southern portion of the property is in their jurisdiction, and in the submitted plans, this area will be parking spaces. JC brings up concerns about the amount of parking proposed and JG would like to know more about the topography of the site because there is a down gradient towards the Squannacook River. The CC decide to submit comments to the PB stating that an NOI would need to be

filed because the property is under the CC's jurisdiction, they need to know more about the grading of the site, and they question if that amount of parking is necessary.

*JG motions to submit comments to the PB, JS seconded
The motion passes unanimously*

3.7 – NRWA Riparian Buffer project proposal update JS has been in contact with Joan Wotkowicz of the Nashua River Watershed Association regarding their desire to expand the riparian buffer along West Meadow Road. They went on a site visit, and she shared maps of the property with the other CC members. The NRWA have been working hard on getting this project completed and JS would like to thank Joan W & Al Futterman for their hard work.

4.0 Correspondence – Votes May Be Taken:

4.1 – Review surrounding town buffer zones submitted by Jennifer Pettit JS would like to table this discussion until the CC receives more current information. The information submitted by JP is from 2015 and is most likely out of date.

*JG motions to table 4.1, JS seconded
The motion passes unanimously*

5.0 Education and Conferences – Votes May Be Taken:

6.0 Items for discussion at next meeting:

82 Ball Rd NOI, 46 Emery Rd RDA, review HD's SOPs on road salting

7.0 Next meeting: Wednesday, March 9th, 2022 at 7:00 pm, BOS Chambers, 2nd floor. This meeting will also be held via virtual Zoom remote in accordance with Covid-19 safe meeting guidelines.

8.0 Adjournment:

*JG motions to adjourn at 8:56 PM
The motion passes unanimously*