

CONSERVATION COMMISSION

Thursday, March 18th, 2021

Minutes to the Meeting/ Hearing

Roll Call:

Tennis Lilly, Chair- Present

Rachel Torres- Present

Eric Lundquist- Present

Mary DiMauro- Present

Also Present:

Jorge Martinez, Minute Taker- Absent

Daniel McCarthy, Land Use Planner- Present

Upon a motion made by Mr. Lundquist and seconded by Ms. Torres, the commission unanimously voted to open the public meeting.

Modification Request to an Order of Conditions

13 Wells Street & 354-358 Park Street

The Morin-Cameron Group, Inc.

Present to address the commissioners was Michael Laham of the Morin-Cameron Group.

Mr. Laham presented plans to the commissioners. He then stated that essentially, the plan set has not changed too substantially. He then stated that the designs as well as the layout have also not changed. He stated that a landscape plan was the only thing that was added. He then stated that a landscape plan was presented at the last meeting and the one that he is presenting now is the plan.

He then used the plans to point out various locations to the commissioners such as the existing tree line, the limit of work and the riparian corridor. He then stated that what the project has done is run along the existing tree line. He stated that there will be no disturbance of the tree line. He

then stated that these trees are Norway Maples, so they would have some value but not as much as a more desirable species of tree.

He then pointed out one certain tree and stated that it is within the limit of work where some grading is going to be taking place, so as a result this tree is being proposed to be removed. He then pointed to the lower-right area of the plans and used it to point out where a rain garden would be. He then stated that evergreen screening would be added along the sidewalk. He added that there was a minor storm water change as well.

Mr. Lundquist then asked how far the Arborvitae Evergreen barrier would go. Mr. Laham stated that it would only go back about eight feet or so. Mr. Lundquist stated that this would be ok; he added that arborvitae grows very fast.

Mr. Laham stated that the owner may want to plant a nursery there and that he may want to speak to a nursery to see what can be done.

Mr. Lilly then asked Mr. Laham if he could speak in regards to the storm water changes.

Mr. Laham then stated that due to zoning compliance, there is a strip of land that is technically an easement that the home was built upon. He then stated that the plan is to use the strip of land to build upon because Mr. Nunez does have access to it. He then stated that given the scenario, it was decided to build a fence right on the property line, which is what has been done. He then stated that previously in this area was a stone collection spot, but this has been replaced to a catch basin. He then stated that the trench was a good way to collect the runoff in a shallow pipe. He added that he spoke with a concrete manufacturer and an appropriate design was decided on. He stated that this is the only change in that regard.

Ms. Torres then asked if the tire place that was in close proximity would remain in the vicinity. Mr. McCarthy then stated that Ms. Torres was referencing the area where trucks were once kept illegally. He stated that he has spoken with Inspectional Services to get them to look into the matter. He reiterated that they cannot operate in this area.

Mr. Lilly then asked what the timeframe for the project would be. Mr. Laham then stated that Mr. Nunez wanted to get through this process first and address further permitting issues after.

Mr. Lilly then asked if there was a schedule or timeframe for construction. Mr. Laham stated that if all goes well with Zoning and Planning, construction could start within the year. He then stated that the next steps in the permitting process may take a few months so the best case scenario would be early summer. Mr. McCarthy then stated that the applicant may have a plan to get the application in for May or April.

Ms. DiMauro then asked if there would be a cleanup on the river bank adjacent to the property. Mr. McCarthy stated that it would have to be done before the excavation starts.

With no further discussion, with a motion made by Mr. Lundquist and seconded by Ms. Torres, the members of the commission unanimously decided to issue the Order of conditions.

Mr. Lilly then stated that he believes that the project will be a vast improvement on what is already there.

Upon a motion made by Mr. Lundquist and seconded by Ms. Torres, the members of the commission unanimously voted to accept the minutes from the previous meeting.

Mr. McCarthy then stated that the city is in the process of submitting an RFP on Doyle Street which may come to the commission's attention down the line.

Conversation ensued in regards to the project and its impact on trees, resource areas, etc.

Upon a motion made by Mr. Lundquist and seconded by Ms. Torres, the commissioners voted unanimously to adjourn the public meeting.