

Holland Conservation Commission
27 Sturbridge Road, Holland MA 01521
Minutes of Conservation Commission held on March 24, 2020

NOTE: Due to the Corona Virus this meeting was held remotely using **Go-To-Meeting**

Members Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay **Members Absent:** None

Meeting called to order at 6:32 pm by Jessica Chaffee, Chair

Approval of Minutes from 3/10/2020: Kaitlin made a motion to approve the minutes from 3/10/2020. Sam seconded. All in favor; motion passed with a yes vote from the following members who were present on 3/10/2020 (Kathy, Marcia, Jessica, Kaitlin and Sam). Dawn abstained.

Email Correspondence:

- 3/10/2020: From Brian Haughey to department heads with a PDF attached with information to share regarding the Corona Virus.
- 3/12/2020: From Ed Hood explaining that Opacum is doing a direct mailing to residents of the Town of Holland to help raise funds to support partnering with the Town and Opacum for the Sichel Property.
- 3/15/2020: From Kelly Bedard with confirmation of the NOI submittal to the DEP for 29 Lakeridge Drive.
- 3/16/2020: Expenditure report from Laurie Bartkus. *(Kathy forwarded this to Dawn.)*
- 3/16/2020: From Tim Gerry/1 Leisure Court asking about what he needs to do in order to repair/replace a set of stairs and deck about 100 feet from the water. *(Kathy responded via email, asking him for specific information that would help us to better advise him.)*
- 3/18/2020: From Janine Drake with information that Lynn Greene is the new acting Town Clerk. Ginger Buteau will be leaving the Town of Holland to take another job, and her last day is March 24. Deb Colt will be the All Boards Clerk. All Agendas and minutes' questions will be handled by Deb.
- 3/23/2020: Expenditure Report from Laurie Bartkus. *(Kathy forwarded this to Dawn.)*
- 3/23/2020: From Mark Stinson regarding the Bedard NOI application with questions regarding the hearing date, and if abutters have been notified.
- 3/24/2020: From Mike Bogazt regarding 2 trees to be removed. He sent pictures. *(Kathy responded asking for the distance from the Lake and suggesting he complete a Tree Removal Application.)*
- 3/24/2020: MACC reminder that on 3/25/2020 there is a free webinar at 12 noon on vernal pools.

Note: There were many more emails with information regarding the Corona Virus and its implications for Town Boards, how to set up virtual meetings, and from the DEP. Conservation will hold an on-line meeting using **Go-To-Meeting**.

General Correspondence:

- Unable to access the Town Hall to check the mailbox due to Corona Virus restrictions.

Phone Messages:

- No new phone messages as of 11:00 am 3/24/2020

Review New Tree Removal Applications:

- DB Tree's concern— Kaitlin will write a letter to the home owner indicating that the there appears to have been a violation of the Wetlands Protection Act. The homeowner will be asked to address Conservation's concerns at a future meeting.
- No new tree removal applications have been submitted.

Plan site visits prior to next meeting:

- **29 Lakeridge/Bedards:** Jessica will send out electronic plans. **Note:** Both Jessica and Katilin will abstain from this hearing.
- **42 Over-the-Top Road:** Kaitlin will take on the task of drafting the OOC before the next meeting.

Round Table:

- **Site Visits:** All site visits will be conducted independently by members due to social distancing. Members are asked to take pictures and send them with proper labeling to the Conservation email. Jessica noted that due to social distancing only she and Sam went on the site visits this week.
- **22 Collette Drive/Mike Swanson (follow-up on a complaint):** Mike is rebuilding a waterfront wall and equipment was staged in the buffer zone near the lake. He did not check with Conservation regarding permitting for this project. It was determined that he be allowed to finish the wall as quickly as possible because the water level was returning to normal and this option was deemed to be less damaging to the lake than ordering him to cease work. The owner will plan to donate 5 trees to the Town of Holland for mitigation as there is no place on the property to plant them. He will also be filing a NOI for this project.
42 Over-the-Top: The owners were in the process of filing an NOI; however, the existing cottage was demolished prior to the NOI hearing. According to the Lauzon's, the Building Inspector issued a permit for the demolition, however, they were unable to produce the building permit for the Conservation Commission at the time of the meeting. The Lauzon's were asked to install straw wattles for erosion control in the mean time, and they quickly complied. ConCom instructed the Lauzon's that no more work is to be done on their proposed project until the NOI has been officially approved.

7:00 PM— Public Hearing Continued NOI #184-0370
Steve Bressette, Summit Engineering
Representing Robert and Robin Hellinger/17 Island Road

Public Hearing Continuance Opened at 7:00 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Steve Bressette; Robert and Robbin Hellinger (homeowners); Theresa and Paul Les (abutters)

- **Discussion:** Jessica received the updated plan from Steve Bressette yesterday. It included the location of 4 shrubs to be planted for mitigation. The OOCs were drafted.

MOTION: Kathy made a motion to approve the OOC for NOI # 184-0370/17 Island Road/Robert and Robin Hellinger with the location of 4 shrubs to be planted indicated on the plan. Kaitlin seconded the motion.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

7:00 PM— Public Hearing Continued NOI #184-0371
Steve Bressette, Summit Engineering
Representing Paul and Theresa Les /19 Island Road
Project:

Public Hearing Continuance Opened at 7:00 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Steve Bressette; Robert and Robbin Hellinger (abutters); Theresa and Paul Les (homeowners)

- **Discussion:** Steve had emailed Conservation indicating that he wanted the Commission to understand the efforts he has made to reduce impacts to the resource area, specifically Hamilton Reservoir. Given that single-family residences are exempt from Stormwater Management Standards and that the actual impervious area is reduced in the current proposal – then Standard #3 for recharge is met by default. The reduction in impervious area also reduces the amount of stormwater runoff, complying Standard #2. Standard #1 is also met as this proposal does not create any untreated discharges. The OOC was drafted based on taking into account Steve’s input. Paul and Theresa Les were asked to mitigate their project by planting 3 saplings with one being planted near the lake.

Motion: Kaitlin made a motion to approve the OOC for NOI #184-0371/19 Island Road/Paul and Theresa Les with the inclusion of 3 Saplings to be planted, at least one near the lake. Dawn seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

Marcia moved to close the Public Hearings, Kaitlin seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

Public Hearing for both 17 and 19 Island Road closed a 7:15 pm

Decision: Due to the Corona Virus and the inability to meet face-to-face, the OOCs for Hellinger (17 Island Road) and Les (19 Island Road) were signed electronically with each Conservation Member present (Jessica Chaffee, Kaitlin Laabs, Kathy McKenna, Sam Spratlin, Marcia Beal, Dawn Kamay) verbally agreeing to this process.

7:15PM— Public Hearing Continued NOI #184-0372
Robbin Lauzon/42 Over-the-Top Road
Project: Demo/Rebuild

Public Hearing Opened at 7:15 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Robbin & Anthony Lauzon (owner); Rich Lauzone (abutter).

- **Discussion:** Concerns were raised about the house demolition that occurred before tonight's Public NOI Hearing was held. According to the Lauzon's, they were issued a permit by Jack Keough to demo the house. Jessica asked if they could provide Conservation with a copy of the permit. She indicated that a scanned copy via email would be acceptable. Jessica had made a site visit and asked the Lauzon's to place straw wattles as a sediment barrier. They complied quickly with this request. The current plan was discussed. Previously Robbin indicated that the house would be set on piers with no digging necessary; however, tonight she indicated that they wanted to dig out an area under the house/deck that would have a cement pad. This may require machinery, but she wasn't sure. Robbin also noted the foundation would be enclosed with cement blocks. Jessica asked that they label the erosion control areas on the plan, the limit of work, and areas where shrubs will be planted.

Robbin and Anthony Lauzon asked to continue this Public Hearing to the next Conservation meeting that is to be held on 4/14/2020.

Decision: Public Hearing for NOI #184-0372/Robbin and Anthony Lauzon will be continued at the next meeting (4/14/2020)

7:35 PM— RDA Public Meeting
Erin Johnson/8 Sandy Beach Road
Project: Retaining Wall

Public Meeting Opened at 7:38 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Erin Johnson (home owner); John Gouzy (friend).

- **Discussion:** Sam and Jessica made a site visit. The wall is about 70 feet away from the lake. It would be difficult to put erosion control barriers on the property. Kaitlin was hoping that they could get the work done in one day. They are anticipating a few days to complete the job. The work will need to be done in dry conditions with at least a 3-day outlook of no rain. Any material that needs to be stockpiled must be tarped. Home owners will need to contact ConCom if they are unable to complete the wall within time frame of 1-3 days.

Motion: Kaitlin made a motion to approve the RDA for 8 Sandy Beach Road/Erin Johnson with a Negative Determination #3. Marcia seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

Decision: RDA for 8 Sandy Beach Road/Erin Johnson approved with a Negative Determination #3.

Meeting closed at 7:45 pm

7:45PM—RDA Public Meeting
Rich Lauzon/44 Over-the-Top Road
Project: House Addition

Public Meeting Opened at 7:46 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Rich Lauzone (owner); Robbin & Anthony Lauzon (abutters).

- **Discussion:** Rich would like to add a storage room on an already existing cement pad. There will be no digging. Six plantings will be installed along hill. No equipment will be required to complete the project.

Motion: Kaitlin made a motion to approve the RDA for 44 Over-the-Top Road/Rich Lauzon with a Negative Determination #3. Dawn seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

Decision: RDA for 44 Over-the-Top Road/Rich Lauzon approved with a Negative Determination #3.

Meeting closed a 7:58 pm

7:55PM— RDA Public Meeting
Paul Huijing/22 Old Acres Road
Project: House Addition and Deck

Public Meeting Opened at 7:58 pm

Persons in Attending Remotely: Chairperson, Jessica Chaffee; Kaitlin Laabs; Kathy McKenna; Marcia Beal; Sam Spratlin; Dawn Kamay; Paul and Christine Huijing.

- **Discussion:** They will be adding an upper floor with dormers to the house and also want to add a deck. Only a small portion of the deck is in the buffer zone. Most of the proposed project is outside of the 100-foot buffer zone. The area near the house and deck is relatively level, and there is an existing block wall which serves as a natural barrier prior to the slope that heads toward the lake. No excavation will take place on the lake side of the project; however, they will need to dig for deck piers. It was deemed that no conditions would be necessary.

Motion: Kaitlin moved to approve RDA for 22 Old Acres Road/Paul Huijing with a Negative Determination #3. Kathy seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**

Decision: RDA for 22 Old Acres Road/Paul Huijing was approved with a Negative Determination #3.

Public Meeting ended at 8:14 pm.

Call-Ins:

No Call-ins for this meeting.

Adjournment:

Dawn moved to adjourn the meeting, Marcia seconded.

- **Members who verbally voted in favor:** Jessica Chaffee, Kaitlin Laabs, Sam Spratlin, Dawn Kamay, Marcia Beal, Kathy McKenna. **No one verbally opposed.**
- **Motion passed**
- **Meeting adjourned at 8:29 pm.**

Respectfully submitted,

Kathy McKenna, Secretary