

Holland Conservation Commission

27 Sturbridge Road, Holland Ma 01521

Minutes of Commission meeting held on June 25, 2014

Present Members: Chairperson, James Wettlaufer; Marcia Beal; Pat Caron; Fran Gallo.

Absent: Greg Abdella

7:00 pm. James Wettlaufer, Chairperson, called meeting to order.

Motion by JW to waived reading and accept minutes from May 13, 2014; MB (2nd).

Correspondence:

- **Tracy Libretto/Kathleen Hunt** - 221/225 Mashapaug Road, Map#R28/F/1 and R/28/F/3 respectively. DEP File #184-0292 Regarding rain garden.

Order of Conditions signed by members.

- **Elias Hanna.** Property located corner of Sturbridge and Leno Road, Map #R3/B/46/1 - Received proposal from Tighe and Bond for the independent review of property – estimate not to exceed \$3000.00.

PUBLIC HEARING:

- ❖ **7:30 Paul Sullivan** – Request for Determination - 5 Waterfront Way. Map#R10/A/4, Represented by Joel Jette, Contractor. Would like to build stairs to shore and build a deck.
 - JJ advised he will be do all digging by hand, then pour concrete 10x14 space.
 - JJ advised he will place haybales along shoreline.
 - Determination of Applicability – Motion made for negative determination so no NOI required.

RDA signed by members with the condition that haybales be placed along shoreline.

- ❖ **7:45 Richard Heinemann/Hampden Bank** – 27 Candlewood Drive, Map#R/29/15. DEP# 184-0297.
 - Hampden Bank, owner of 27 Candlewood Drive, represent by Mark Farrell of Green Hill Engineering. Richard Heinemann Potential buyer.
 - **Abutters Present:** Carlo J. and Gina L. Dilizia, 25 Candlewood Drive Map#R29/F/14.
 - Both properties were once owned by one home owner. MF to redo septic tank by removing leech field from 25 Candlewood then redo entirely on 27 Candlewood. This will make 2 entirely separate septic systems. One for each home.
 - JW advised silt fence and haybales must be used.

Hearing Closed 8:00.

Order of Conditions signed by members.

- ❖ **8:00 Charlene Henault-Henchy** – 30 Stony Hill Road, Map#R31/C/12, represented by Mark Farrell of Green Hill Engineering. DEP# 184-0296
 - **Abutters Present:** Charlene Henault-Henchy, 30 Stony Hill Road; Audrey & Ronald Leighton, 32 Stony Hill Road; Roberta Kuhnly, 28 Stony Hill Road.
 - MF drew attention to drawings. Would like to add 2 retaining walls down by water to terrace the land.
 - MF claims it would be set back about a foot from the edge of the shore.
 - On terraces, grass would be grown or sand will be added.
 - JW discussed location of floodline & calculation on compensatory storage.
 - JW stress cannot go beyond the high water mark-must make sure you do not increase the flood capacity of your neighbor.
 - MF stated it would be equal. Claims he would not be trying to gain land and fill the reservoir. Cut material out which would result in leveling.
 - Roberta Kuhnly concerned with the erosion of her property - MF stated it would not accelerate RK's erosion problem but erosion would continue at the current rate.
 - MF advised he would take the existing rocks from the shoreline of 30 Stony Hill and place on 28's shoreline.

- Board concurred that they would like the compensatory storage calculations and requested a continuation of Public hearing.

Continuation of hearing July 8, 7:30PM

8:30 Ryan McDowell. NOI needed. 188 Sturbridge Road. Represented by Mark Farrell, Green Engineering. 1.74 acres. Install septic system. Replace trailer with single family home. Discussed. Property presently has only a garage on property and consists of 1.74 acres. **DEP # 184-0298**

- HCC Consulted with Joanne Higgins, assessor's office – property at one time had a home – presently not paying taxes on home, but home is grandfathered into property.
- HCC consulted with zoning... No zoning problems - property approved.
- MF advised there was a trailer. There is now an existing garage. Perks done.
- Owners rethinking project – MF will need to go back to ZBA.
- MF advised owners would like to do the work in phases.

Continuous of public hearing July 8, 7:45.

Walkins:

- ❖ **Lauren Barker** – presented NOI for property located at 17 Lakeridge Drive. Map# R4/A/21. DEP File # 184-0299.
 - Board members advised LB of HCC procedures.

Public hearing scheduled for NOI July 8, 8pm.

- ❖ **Christopher William** – 3 Vinton Road, Map#R09/A/25. Putting addition on top of garage.
 - Will not be doing any work on ground. Moving the bedroom downstairs to upstairs.

Procedure sheet signed with the condition dumpster be used on site.

9:00 PM - JW made a motion to adjourn, seconded by MB. All in favor

Respectfully Submitted,
Fran Gallo

