

Holland Conservation Commission

27 Sturbridge Road, Holland MA 01521

Minutes of Conservation Commission held on July 14, 2015.

Members Present: Acting Chairperson Marcia Beal; Acting Secretary Fran Gallo; Valerie Lundin, Chris McCooe;

Potential Members Present: Jessica Chaffee; John W. Scott

Meeting called to order at 6:35 by acting Chairperson Marcia Beal.

Motion by C. McCooe to accept minutes of June 23, 2015 as amended. F. Gallo 2nd. All in favor Motion passed

Order of business:

- Chairperson James Wettlaufer submitted letter of resignation to town clerk on June 23, 2015.
- C. McCooe suggested password to access conservation commission's email be changed.
- Motion by F. Gallo to elect M. Beal to the position of Chairperson, Conservation Commission. C. McCooe 2nd. All in favor. Passed.
- Motion by C. McCooe to elect F. Gallo to serve as Secretary and continue duties thereof. M. Beal 2nd. Passed
- Conservation Commission appointees will serve as follows: M. Beal-3 years; C. McCooe-3 years; V. Lundin-3 years; F. Gallo-2 years. Information will be given to Kelli Robbins to be included on the Web Site.
- Motion by F. Gallo to appoint John W. Scott to the Conservation Commission. M. Beal 2nd. All in Favor. Passed.
 - C. McCooe to write letter to selectboard so above may be added to agenda at next Selectmen's meeting.
- Motion by C. McCooe, that if Jessica Chaffee decides by Thursday she would like to hold a position on the Conservation Commission, C. McCooe will send a letter of recommendation, on behalf of conservation members, to appoint J. Chaffee to HCC at next Selectboard meeting. M. Beal 2nd. All in favor. Passed.
- M. Beal suggested a training meeting for the new Conservation Commission members on Tuesday, July 23th at 6:30 pm.

Correspondence/Phone Calls:

- Manicki, Edward R28/A/3 - 189 Mashapaug Rd. DEP# 184-0238. Property sold, attorney Warren Thompson's office requesting Certificate of Compliance – site visit made. COC signed by all Board members. COC will be mailed or delivered to attorney's office by F. Gallo.
- In response to letter sent to ZBA at request of J. Wettlaufer concerning Zoning information being sent to Conservation Commission that is unnecessary to HCC, ZBA replied the information is sent in compliance with the By-Laws.

New Business:

- Jeanne Collins has been appointed, by the selectboard, to the Conservation Commission, however she has not been sworn in yet.
- C. McCooe has donated a four-drawer file cabinet to for the Conservation Commission office.
- V. Lundin of 21 Shore Road, R2/A/29 presented "Procedure Sheet" and diagram to request the removal of two oak trees. One is 4' from the house, 15' from the water that a beaver ate around the base and ants are eating away at ground level. The second tree is 8' from the water. Struck by lightning three times and those areas are black and rotting. Discussed Board approved removal and form signed by chair, M. Beal.
- J. Scott brought in concerns regarding state beach at the north side of Holland Pond. Discussed F. Gallo will contact board of health and report back to J. Scott ASAP and board at the next meeting

Old Business:

- 30 Stony Hill Rd. R35/C/15, DEP#184-0296 issues to be reviewed later in meeting. Site Visit Made. Discussed Order of Conditions. Per Chris, conditions 13, 17, 18, 19 were found not to be in compliance.
- Review of By-Laws tabled for future meeting.
- Remaining Funds from the Conservation Expense account was used to purchase misc. office supplies, a new desk, and a printer.
- Andy Harhay completed the "Procedures Sheet" for the removal of a tree that is obstructing the installation of a new septic system. Discussed. Motion to accept by C. McCooe. M. Beal 2nd. Motion passed. Procedure Sheet signed by chair, M. Beal.

Walk ins:

- Prior to start of meeting, a letter and photos were received from residents Sharon and Steven Davis, concerned with debris accumulating in the North West corner of the south basin. Letter and photos to be forwarded to Brian Johnson of the Highway Department for suggestions/solution to clear this area. Conservation Commission members will view the area in question and make recommendations at the next meeting. C. McCooe will contact S. Davis via phone and advise we are working on her concerns. Will advise HCC members will visit the site and the highway department has been contacted – will follow-up with Mr. and Ms. Davis after next meeting – July 28, 2015.
- Chuck Seraphin (not a resident), came to inquire about the property at 20 Old Acres Rd. that is for sale. He has been to the Building Department as was told by J. Keogh to come to Conservation Commission. His interest lies in rebuilding the house but bringing it closer to the water and cutting into the slope to include a level area. He was told there is a 100' set-back but the rebuild would put the house at approximately 50'. M. Beal and J. Scott suggested he contact a local builder familiar with waterfront property building codes and to also review the DEP site regulations which may be found on their web site. It was also suggested to return to the building department and speak with J. Keogh again. Advised that because he was not the owner, there really is nothing official or binding can be done at this time, we can only relay wetland regulations and Holland by-laws.

PUBLIC HEARING

7:45 PM: Mark Farrell (Green Hill Engineering) - representing Melvin Anderson, 6 Colette (R/14/A/9) - to replace the old septic leach field with a new one. The new pump chambers will be within the buffer zone. Original is closer to the lake – the new one will be set back at least 150' from lake front. Drawing of plans were reviewed. Mark informed us that he is still awaiting BOH approval. Legal ads were publicized by Green Hill Engineering. Order of Conditions will be issued to M. Anderson.

Motion by C. McCooe to accept the septic system for M. Anderson property, as outlined at hearing. V. Lundin 2nd. All in Favor. Passed.

Hearing in Response to Resident Complaints:

8:00 PM: Charlene Henchey, 30 Stony Hill Rd. (R35/C/12, DEP#184-0296). Response to letter of non-compliance sent to Ms. Henchey after HCC member's site visit and abutter complaints. Andy Cormier, Escape Estates Inc., in answer to board's concerns and abutter complaints concerning erosion on abutter's property and excessive run off into lake. Discussed in detail. A. Cormier reported the project is ready to have the well dug and when completed the septic will be installed. When both are completed, C. Henchey may begin planting vegetation that will help stop erosion and run off. A. Cormier stated the hold up on the well was in part, issues the Health Department was having.

In attendance: Ron Leighton, Audrey Leighton 32 Stony Hill Rd. (R35/C/11); Robert Say and Robert Say Jr, 36 Stony Hill Rd. (R35/C/10), Roberta Kuhnly, 28 Stony Hill Rd. (R35/C/13), Jim DeLisa, 38 Stony Hill Rd. (R35/C/9). Mark Farrell (Green Hill Engineering), Andy Cormier (Escape Estates)

- ❖ Beal addressed Cormier and Henchey - All are concerned with lake erosion and added that we needed to know what is being done about it. Beal stressed HCC's concern for damage to abutter's property as presented to the board. . Discussed in detail.
- ❖ Beal asked if they were planning to put down vegetation between the house and the ditch - requested it start immediately. Cormier stated that in order to seed and put down vegetation between house and ditch, the septic needs to be installed. Cormier added that before septic can be installed, WELL would have to be installed. He added that a well permit was just issued by the BOS just last week. They are now working with the well company on well installation, at will be put in at their next available time slot, adding the septic will be done when well has been completed.
- ❖ Cormier and Ferrell agreed to start work on:
 - From street build a wall out of rock – level off; then build another wall out of rock, then level off again. Additionally another concrete wall, scheduled to go behind the wall now, will be put in before the well – to start addressing the erosion problems.
 - Address run-off by stairs.
 - Possibly finish off rock retaining wall started at R. Kuhnly's property, 28 Stony Hill Road and extend to remainder of property.
 - To keep Stony Hill Road clear of construction equipment enough so residents of the street are able to have access to their homes.
 - Haybales will be delivered next week. Cormier and Ferrell assured those in attendance, they will start clean up. The additional haybales and silt fences will be placed accordingly and strictly monitored to insure they are kept in place to avoid further erosion.
- ❖ Cormier and Ferrell agreed by end of project to:
 - Add rip rap to ditch to aid in erosion control.
 - Get site finished, closed, then vegetate.
 - In response to complaint to run-off filling up the lake in front of abutters –
 - Ferrell agreed, after the drawdown – to perform a test, with all present, where the lake bottom was at before construction. Ferrell added it is very easy to see, from the layer of silt present, the natural bottom of the lake before construction.
 - Water from road will be minimal –
 - Cormier feels the septic will be level and vegetated, so most of road run off will soak into the ground.
 - Possibly add a stone drainage trench to Henchey's parking area to also aide in water run-off erosion from street.
 - Cormier will do his best to control run-off - will terrace as much as possible – may use boulders along edges.
- ❖ Additionally:
 - HCC will continue to study plans and monitor project on a weekly to insure guidelines are strictly enforced.
 - Abutters agreed to keep the HCC informed of any deviations from project guidelines.
 - HCC will contact Abutters after drawdown, to evaluate project. At which time, Greenhill Engineering will perform silt test.
 - Discussed placement of Henchey dock by Kuhnly property line, Kuhnly conveyed deep frustration and displeasure with its closeness her property line. Advised not a conservation issue, and although not a written by-law, as a courtesy, neighbors are asked to keep docks 10 feet from neighbor's property lines when requested. Henchey advised she would and could not move because of docks placement by stairs. Member's advised that it was not a conservation issue but a civil issue and asked neighbors to work together to resolve.
 - Ferrell briefly explained why the retaining wall was built where it was built, but Issue may be looked into further by members due to HCC concerns and abutter complaints.

9:15 Motion by Marcia Beal to close meeting. 2nd Fran Gallo. All in Favor. Motion Passed

Respectfully Submitted,

Fran Gallo, Val Lundin
Holland Conservation Commission

M Beal Chair

CC Selectboard, Town Clerk, Board of Health, Planning Board, Building Inspector, Highway Supervisor, ZBA, Board Clerk,
HCC File, HCC chairperson.