



MINUTES

Hubbardston Conservation Commission
Library Building
April 11, 2012

Meeting called to order at 7:02 PM.

Members: Steve Mossey, Eric Gemborys, David Klinch, Tony Coppola, Larry Therrien, Associate Members Alan Olly, Michael Stevens

Staff: Lucinda Oates

Guests: Guest list included with minutes

First Order of Business

Notice of Intent HCC # 12-01

Project location Seminole Ave Map 12W Parcel 394, at the intersection of Penobscot Ave and Muskogee Ave, Pinecrest. Project involves work within the 100' buffer zone. The proposed work will consist of the construction of single family home, septic system, drainage swale and related site grading within the 100' wetland buffer zone.

In order to mitigate any silt and erosion, a hay-bale and silt fence barrier is to be placed around the work area as shown on the plan. The proposed swale area is to incorporate vegetative grasses.

A deed restriction was requested to ensure that the town easement was continued. Walter Ducharme (home owner in Pinecrest) questioned whether the property was a buildable lot. ConCom replied that it is not in their jurisdiction to determine buildable or non-buildable and only to hear issues related to conservation.

Motion: Tony Coppola

Second: David Klinch

Motion made to approve NOI HCC # 12-01 with conditions all in favor motion carried.

HCC # 11-05 Map 9 Parcel 110

A site visit was performed on March 31, 2012 by ConCom members (David Klinch and Eric Gemborys) that indicated that work done at the lot was in violation of Order of Conditions 189-0264. Clearing on the existing forested area was disturbed within the 50' buffer zone allowed and exceeded what the Order of Condition allowed. #6 of the Order of Conditions required minimal clearing in the buffer zone, and none beyond grading shown on the project plans, in addition additional tree removal was completed outside of the silt and erosion barrier perimeter.

The applicant agreed to suspend any earth disturbing work at the lot until violation could be addressed at the board meeting.

Julian Votruba (New England Environmental Design) and home owner Paul Marques attended the meeting.

An informal agreement was agreed upon that the buffer zone would be more restrictive as shown on plan that Votruba provided. A site inspection is scheduled for this coming weekend.

Madison Greens Seniors Residential Housing

ConCom member David Klinch conducted an unannounced site visit at the project and found no signage, and hay-bale and fencing in such disrepair to not adequately control erosion. Also it was discovered that drainage pipes were emptying into the area of the pond located on the site. All work was suspended at the site and Graz Engineering, representing Matt Olson, owner of Madison Greens, attended the meeting to answer the concerns. Paul Graz assured the board that he would address the inadequacies and the board made plans to re-inspect the site this coming weekend.

Voucher:

A voucher was approved for Steve Mossey for the site inspection of five properties.

Motion: Tony Coppola

Second: Eric Gemborys

Motion made to close meeting there was no further discussion meeting adjourned at 8:47 PM.

Approved: _____ Date: _____