



Grafton Conservation Commission

Handwritten initials

MINUTES of the GRAFTON CONSERVATION COMMISSION February 2, 2016 7:00 p.m.

A meeting of the Grafton Conservation Commission was held in Conference Room F of the Grafton Municipal Center on February 2, 2016. Present were: Co-Chairperson Sandra Brock, Peter Finn, Kathleen Theoharides, Conservation Agent Maria Mast, and Conservation Assistant Leah Cameron. Co-Chairperson John Wilson and Heather Trudell were absent.

Co-Chairperson Sandra Brock opened the public meeting at 7:00 p.m.

DEP #164-291 / WP #136 – 50 Elliot Trail – Request for Certificate of Compliance

The Commission reviewed a Request for Certificate of Compliance for 50 Elliot Trail with Hengjun Liu. A previous Request that was made was denied because the required fence along the back of the property was in disrepair. In a site visit performed on January 29th, the Conservation Agent observed that the fence had been recently replaced and constructed in the appropriate location as identified on the approved site plan. Open space boundary markers were also observed to be in place surrounding the property. The owner did not have an as-built plan. As the third owner of the property, the Commission determined that Liu did not need to spend the money on an as-built. Peter Finn made a motion, seconded by Kathleen Theoharides, to issue the Certificate of Compliance for 50 Elliot Trail pending an attempt to attain an as-built plan from the Building Department. The motion carried unanimously.

DEP #164-864 / WP #699 – 2 Elliot Trail – Request for Certificate of Compliance

The Commission reviewed a Request for Certificate of Compliance for 2 Elliot Trail. The Commission previously had concerns over snow potentially being pushed directly into the wetland off of the parking lot. A fence has been installed to prevent this. The stormwater structure has been cleaned, wetland boundary signs have been installed, stockpiles have been removed, the dumpster area has been cleaned up, and the area near the entrance where the sidewalk was removed has been mulched. The only remaining concern is that the outfall is in the 25 foot no-disturb area. However, the Commission determined that it would create more disturbance to relocate it. Peter Finn made a motion, seconded by Kathleen Theoharides, to issue the Certificate of Compliance for 2 Elliot Trail. The motion carried unanimously.

DEP #164-393 / WP #238 – 3 Stonegate Circle – Request for Certificate of Compliance

The Commission reviewed a Request for Certificate of Compliance for 3 Stonegate Circle. An as-built plan was not submitted. On a site visit, the Agent determined that what was permitted differs significantly from what was built. Some filling of a wetland and proposed replication was permitted. Co-Chairperson Sandra Brock made a motion, seconded by Peter Finn, to deny the Certificate of Compliance for 3 Stonegate Circle due to noted discrepancies between what was proposed and what was constructed, the fact that the Commission is not allowed to accept a net loss to wetlands and the fact that the Commission has insufficient information to make a determination. The motion carried unanimously.

DEP #164-848 / WP #683 – 11 & 13 Potter Hill Road – Request for Extension of Order of Conditions & Request to rescind Enforcement Order dated 05/09/2014 – The Order of Conditions is set to expire in April 2016 without an Extension. The applicant is seeking a three year Extension. Peter Finn made a motion, seconded by Kathleen Theoharides, to issue a three year Extension. The motion carried unanimously. The Enforcement Order was issued when a neighbor was cutting trees and moved onto this property and cut trees there as well. Peter Finn made a motion, seconded by Kathleen Theoharides, to release the Enforcement Order

pending a site visit by the Conservation Agent to determine if the set criteria have been met. The motion carried unanimously.

DEP #164-812 / WP #650 – 96 George Hill Road – Request for partial bond release – The applicant has completed the earth work for the required wetland replication and will plant in the spring. The bond that was collected was for \$8,000. The applicant requested release of \$7,000. The Agent reported that the Commission's consultant, Art Allen of EcoTec, Inc., recommended retaining \$2,000 for the planting work that remains. Peter Finn made a motion, seconded by Kathleen Theoharides, to release \$6,000 from the bond for 96 George Hill Road with a letter to the applicant explaining the amount released. The motion carried unanimously.

January 5, 2016 Meeting Minutes – Co-Chairperson Sandra Brock noted that she was only present for the public hearing for 4 & 6 Upton Street at this meeting. Peter Finn made a motion, seconded by Co-Chairperson Sandra Brock, to accept the January 5, 2016 meeting minutes as amended. The motion carried unanimously.

January 19, 2016 Meeting Minutes – Kathleen Theoharides made a motion, seconded by Peter Finn, to accept the January 19, 2016 meeting minutes as written. The motion carried unanimously.

Peter Finn made a motion, seconded by Kathleen Theoharides, to adjourn the meeting at 7:30 p.m. The motion carried unanimously.

Documents discussed located in the Conservation Commission office:

Requests for Certificates of Compliance for: 50 Elliot Trail, 2 Elliot Trail, 3 Stonegate Circle
Certificates of Compliance for: 50 Elliot Trail, 2 Elliot Trail
Order of Conditions, Extension Permit, Enforcement Order for 11 & 13 Potter Hill Road
Request for partial bond release for 96 George Hill Road
Meeting minutes for January 5 & 19, 2016
Agent's Report to the Commissioners dated February 2, 2016

Minutes drafted by Leah Cameron

Approved on February 16, 2016