

Conservation Commission
2 August 2010

Draft Minutes

Special meeting - 5:30 PM

Present: Chairman Heck, Meehan, Lankler, Spillane
Ex Officio Rand Oliver

1) Agenda - Approved Motion by Lankler, 2nd Meehan All:Aye

2) Moses Taylor, LLCd preliminary review of proposed stream crossings for a driveway, and a driveway. A history of the activities following the 12 July meeting was presented to the Chairman. Rod, Lynn, Sally, Curtis and Peter walked the road on the Moses Taylor LLC property with Paul Szymanski, PE of Howland Associates on Friday July 23rd. At the end of the walk, the members present met with Dario Ceppi who owns the property South of the applicants property (upon which is a deeded ROW). We were informed that a Hudsonia report would be drafted about the activities proposed on the property. It was suggested that the impact of the proposed culvert installation, and the small (<500 square feet) area of wetland which would be disturbed for the driveway construction should be reviewed by Hudsonia with attention being paid to the Cardinal flowers growing in the area of the second crossing.

Mr. Szymanski reported that he had met with Dr. Eric Kiviat, of Hudsonia, on the property and that together they reviewed the stream crossings. Dr. Kiviat indicated that he had no suggested improvements for the first crossing, however he offered to be involved in the redesign of the 2nd crossing. Mr. Szymanski explained that the area above and below the culvert would not be rip-rapped allowing for the careful removal and transplanting of the Cardinal flowers under the direction of Dr. Kiviat.

Lankler moved that the activities proposed and reviewed in the site visit (two stream crossings and the driveway) be accepted as an insignificant activity. All activity will fall within the 50' right-of-way. The proposed oversight of the project by Dr. Kiviat and Mr. Szymanski, and the detailed plans which were provided, demonstrate the lack of environmental impact due to mitigation efforts. 2nd by Meehan, All:Aye.

3) Hotchkiss Central Heating Facility. Administrator Oliver reviewed the actions which had taken place after the last meeting. The members, present for the Moses Taylor LLC site visit, visited the Hotchkiss site to see the area under discussion. The need for the "delivery receiving area", as part of the heating plant project plans presented at the meeting of the 12th of July, was indicated as being the major issue of concern as a corner of the building would be 3 feet from a wetland and in the regulated area. The following workday, Oliver and Rand discussed the retaining of an independent engineer to review the proposal, as submitted (dated 6 July 2010) for comment. Allied Engineering Associates engineer George Johannesen was retained to conduct a review of the materials provided. His report was distributed to the members prior to the meeting.

Tom Daly of Milone and MacBroom, Inc. presented the plans which had been revised after the site visit with George Johannesen and subsequent discussions. The area of the proposed building marked as "delivery receiving area" has been removed from the plans. The one corner of the building would be 25 feet from the wetlands. The run-off swales have been redesigned to include the use of a water garden and settling areas. A detailed planting design for the "green roof", using native plant species was presented. The drainage design exceeds the DEP standards.

Members of the Commission questioned the process planned to insure that invasive species would not be able to spread on the "green roof". A twice yearly program is proposed, however, it was recognized that more hand weeding could be required. Bob Valentine extended an invitation to Spillane to observe at her discretion.

Tom Daly provided a Wetland Impact Assessment written by William A. Root, M.E.S., Senior Environmental Scientist for Milone and MacBroom. He also provided a project overview with run-off calculations and water quality computations.

An oil tank, which had brought comments from the members at the meeting of the 12th, has been moved 125 feet from the wetland area.

Charles Guier explained the process of heat generation and expounded upon the nature of the wood which would be used in the system. A mixture of locally grown hard and soft wood will be burned with an 83% efficiency in generating heat replacing the existing oil fired facility. A short discussion of the "carbon footprint" and the "green technology" followed.

A motion was made by Lankler, 2nded by Meehan, that the changes made to the original plan have satisfied the Commission and the Commission's consultant that this amended plan is an insignificant activity which should be approved without further discussion. All: Aye.

4) Preliminary review of the proposed construction of a basement area under the home of Jeffrey Gelfand and Kimberly Gilman at 292 Twin Lakes Road was presented by Attorney Mark Capecelatro. Engineer Ralph H. Stanton, Jr., PE., R.S., S.S. explained the plan to the Commission. The southwestern half of the existing house is within the Inland Wetland and Watercourses regulated area. The proposal consists of an excavation of the basement area beneath the house to provide additional living space and the grading of the property after the removal of a stone wall. The basement floor would be 8'6" high protruding 4' from the finished re-sculptured grade. The material to be removed is a non-wetland soil which was used as fill around the original construction. The quantity of fill to be removed is calculated at 896 cubic yards. The vegetation between the lake and house, as well as the stabilization along the water's edge, will remain unchanged. No trees will be removed. The Commission considered the potential impact on water quality and were satisfied that the detailed plans submitted for improvements in drainage engineering ensured that water quality would be improved.

A motion was made by Lankler, 2nded by Meehan, All:Aye to approve the application as an insignificant activity which poses no environmental challenge.

The meeting adjourned at 6:30PM