

Carl Hommel
Chairman

Susan Cahalan
Vice Chairman



TOWN OF MENDON CONSERVATION COMMISSION

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Meeting Date: 9/08/2022
Meeting Location: Remote Teams meeting
Minutes Approved: 12/08/2022

Members Present: Carl Hommel, Damon Tinio, Susan Cahalan, Mike Ammendolia, Tim Aicardi

Members Absent: Emilio Perez

Conservation Agent: Maya Chuck

Others: Laura Sweet, Robert Sweet, Mike Salvador, Homeowners of abutting property

Conservation Commission Chairman Carl Hommel called meeting into order at 7:15pm.

The public hearing portion of the Conservation commission committee meeting began with the presentation of an NOI by Bill Halsing, representing Laurie Sweet. This NOI was filed by Land planning Inc. for construction of a single-family home located at 58A Milford St, Mendon, MA 01756 DEP # CE 218-0833. Mr. Bill Halsing presented three modifications to their building plans since the previous meeting:

1. The driveway under construction was regraded and moved to further up the hill and pitched to direct any water runoff to the easterly side of the lower wetland.
2. Haybales and a sump were added around the construction of the well, to mitigate runoff to neighboring properties.
3. Modifications of the existing pipe were to be replaced by a 15" HDPE pipe.

Discussion began between conservation commission members and representative of Land Planning Inc. presenting plans to install a 15" HDPE pipe. This pipe was intended to be installed in a way that would be minimally invasive to the preexisting wall/structures holding an 18" clay pipe; to create minimal impact to the neighboring property where it is located and continue to function to allow water to flow. Robert Sweet who is conducting the construction of the new home, expressed that he would commit to removing the minimal number of stones to remove the existing 18" clay pipe and install the proposed 15" HDPE pipe. Robert Sweet also expressed intent to reconstruct the wall to the preexisting condition. The Committee members expressed requiring a commitment regarding the installation of the 15" HDPE pipe to be drafted in writing on the plan. The committee members took photographs during a site visit of the existing stone wall/structure under discussion, to ensure that documentation of the preexisting condition could be consulted to reduce disagreement following construction. Clarification was determined by the committee regarding who would be conducting the site work of tree removal and silt fence installation.

The abutting property owners were present at the meeting. Discussion continued regarding footing drains, if they had adequate pitch, which at 373 it was determined that it was. Discussion of current construction continued regarding the installation of a powerline pole to send power to the newly constructed property.

A representative from neighboring property owners at 58 Milford St. presented concerns to be met by construction:

1. If a review would be conducted by the conservation commission following the construction/installation of the 15" HDPE pipe.
2. Concerns of the impact of construction for access to water, either town water or the construction of a well, on the neighboring home's foundation.
3. Who will be responsible for maintaining the conditions of the driveway.

The committee members addressed these four concerns by clarifying the procedure for construction: reviewing the NOI from the builder and applicant, order of conditions drafted by the committee, and then a final review of the work conducted. Chairman Carl Hommel clarified that an inspection would be conducted of the properties following completion of construction. Following this inspection, the neighboring property owners would have another opportunity to address concerns with the conservation commission committee. Chairman Carl Hommel explained that pending water connection would be approved, the water commission would meet with the applicant and draft a diagram for the location of the pipe to be installed. Once these diagrams had been drafted, the abutting property owners would be notified again and have another opportunity to attend a hearing where they could express. Committee members suggested that abutting landowners and the applicant document the condition of the foundation prior to construction for the new home's access to town water. Chairman Carl Hommel clarified that it was the responsibility of the new homeowner to maintain the driveway in a fashion that allows the abutting homeowners to access what they are legally entitled to. It was established that the abutting property owners have rights of easement to pass on the driveway.

Committee member Peter Coffin moved to approve the NOI proposal contingent upon the addition of wording regarding that the stone head wall to be reconstructed.

Committee members in favor of motion to approve NOI proposal:

Carl Hommel: Aye

Susan Cahalan: Aye

Damon Tinio: Aye

Mike Ammendolia: Aye

Tim Aicardi: Aye

Peter Coffin: Aye

It was understood by the developer Robert Sweet that siltation fences would be constructed, and a committee member would perform a site visit to inspect them. A copy of the order of conditions was provided to the abutting landowners per their request.

With no representatives present for the construction of three warehouse buildings located at 5 Morrison Dr, and a continuance was issued for this property for the next conservation commission meeting.

In attendance was Mike Salvador from Gray Wolf development Corp. for Certificate of Compliance for Willowbrook lane for a retention basin and associated areas. Mike Salvador presented plans for building was provided to the commission committee members to review. Chairman Carl Hommel recused himself from signing of the COC due to a past relationship with applicant. The houses in the construction plan were explained to have already been built.

Discussions continued to the recommendation for an alternative for committee board member Emilio Perez as the board of selectman was expected to act the following Wednesday. The timeframe to conduct interviews replacements for 1 seat position of Robin Fletcher, John D'Amelio, and Robert Sweet was determined to occur during the next meeting. It was determined that a committee member would attend the next upcoming selectmen's board meeting.

An interview began of Robert Sweet to be considered for the open seat available to become a conservation committee board member. Robert Sweet provided his background and working relationships with various construction and environmental organizations.

A letter to send to the selectboard regarding the interview process of the open conservation commission board seat was discussed among the committee.

Meeting adjourned at 8:06pm.