

**TOWN OF BROOKFIELD
CONSERVATION COMMISSION
6 Central Street
Brookfield, MA 01506
MINUTES
Tuesday, July 19, 2011**

Present: William Neault, Chairman
Kenneth Cleveland
Timothy Simon
John O'Leary, Jr.
Mike LaRocca
Carrie Worthington, Clerk

Absent: Heath Grimes

Guests: Doug Powers
Richard Chafee
Richard Trifonne

The Pledge of Allegiance was recited.

Mr. Neault opened the meeting at 7:11 p.m.

The minutes from Tuesday, June 21, 2011 meeting were reviewed and accepted.

Kenneth Cleveland made a motion to accept Tuesday, June 21, 2011 minutes. Mike LaRocca 2nd the motion. Kenneth Cleveland; William Neault; John O'Leary, Jr.; and Mike LaRocca all voted in favor.

7:12 p.m. – Doug Powers, 114-116 Quaboag St., Brookfield.

Mr. Neault asked Mr. Doug Powers to present his paperwork to the Conservation Commission.

Mr. Powers presented proposed subsurface sewage disposal.

Mr. O'Leary spoke to Mr. Powers about floating shack. Mr. O'Leary asked if he knew what he was really getting into. Mr. Powers responded he did.

Mr. Timothy Simon wants dimensions; length & width. Mr. Powers said its 300 square feet.

Mr. Timothy Simon asked Mr. Powers what questions he had for the Conservation Commission tonight.

Mr. Powers said the *Purchase & Sale Agreement* is contingent on the decision of the Conservation Commission, Board of Health, and Planning Board.

Mr. Simon stated the Conservation Commission has worked with Mr. Powers on other projects and things went smoothly.

Mr. Powers had paperwork from the Department of Environmental Protection superseding the Conservation Commission's decision regarding the septic system in effect until the year 2013.

Mr. Simon wasn't 100% sure if Mr. Powers needed a Notice of Intent for 114-116 Quaboag St., Brookfield.

Mr. Simon asked Mr. Powers some questions:

1. Where will the four (4) pillars be?
2. What about steps coming from house?
3. What flood plain marks is he going by and where are they located?

Mr. Powers was asked to submit plans for this project (top-sided house). He was also instructed he needs to be above 100 year flood plain; nothing can be touching ground.

Mr. Powers stated he was going by surveyor's flood plain marks. He is planning to have house on 100 square foot pedestal or on four (4) pillars. He also stated nothing would be touching ground.

Mr. Simon was comparing the pros and cons:

- Gaining compensatory storage
- D.E.P. (Department of Environmental Protection) may count pedestal against you
- Pylons would be okay
- Steps would go against you

The above mentioned are just scenarios Mr. Powers may encounter with this project.

Mr. Powers stated if this is going to cause any animosity he has no problem letting this project go.

Mr. Neault thinks Conservation Commission has nothing to say. We only state facts and it's up to individual to make the final decision.

Mr. Powers found the information about the perk test done and it's good until July 2012.

Mr. Simon said the superseding order from the D>E.P. (Department of Environmental Protection) was for septic system only.

Mr. Simon will check if a Notice of Intent is needed. If yes a Public Hearing will be held.

Mr. Simon asked Mr. Powers if 114-116 Quaboag St. had been delineated for wetlands. The wetlands are delineated on plans. The buffer zone is in Conservation Commission's jurisdiction.

Mr. Powers will be moving forward and will go to the Planning Board next.

The Conservation Commission finished with Mr. Powers at 7:42 p.m.

7:43 p.m. – Richard Chafee, Town Farm Road, Brookfield – Request for Determination.

Mr. Chafee presented proposed site plan from Green Hill Engineering, Town Farm Road, Lot A, north side of Town Farm Road.

The Conservation Commission looking at the proposed site plan had a question about a body of water, maybe a perennial stream, running through Lot A. Mr. Chafee stated that the water was Salmon Brook and is 2000' (feet) away.

Mr. Neault says this is a no impact situation.

Mr. Chafee submitted a Request for Determination of Applicability.

Mr. Simon asked for an address. Mr. Chafee stated it doesn't get an address until building is built.

Mr. Cleveland says site visit should be conducted.

The Request for Determination of Applicability was given back to Mr. Chafee.

Mr. Chafee handed out proposed site plans for Lots A, C, & B. Mr. Chafee explained Lot B has a driveway approximately 700' (feet) in length.

Mr. Chafee will be coming back for Public Hearing.

Mr. Chafee would like to be at site visit with Conservation Commission. The tentative date for site visit is Friday, July 22, 2011.

The Conservation Commission finished with Mr. Chafee at 8:16 p.m.

8:18 p.m. – Richard Trifonne – Order of Conditions discussion.

Mr. Trifonne and Conservation Commission have been dealing with one another for a long time. Mr. Trifonne has land on Rte. 148, Lots 3 & 4 with a culvert going across perennial stream.

Order of Conditions has been approved by Brookfield Conservation Commission regarding plans for a common drive. Hannigan Engineering, Inc., civil engineers, and land surveyors drew up plan. The driveway splits (driveway next to stream). The Conservation Commission told him to move his road. A bridge was planned at approximately \$50,000 – not a feasible amount. The Conservation Commission checked the contour and suggested a concrete slab instead of building a bridge. Justification for this change is due to less disturbance of soil than what had been put on Order of Conditions.

Mr. Trifonne was to place a 24' wide precast concrete block retaining wall.

Mr. Simon will put together a memorandum of understanding for Mr. Trifonne to reference to.

Mr. LaRocca wants to know when all four (4) lots began. An extension given in 2008 is good for 3 years, now it's good for 5 years.

The Conservation Commission will look up information on extension dates for original Order of Conditions.

Mr. Cleveland and Mr. Simon conducted a site visit on Tuesday, July 12, 2011 at the above discussed property.

Mr. Neault is in favor of what was discussed with Mr. Trifonne regarding the questions he had presented to the Conservation Commission.

The Conservation Commission finished with Mr. Trifonne at 8:40 p.m.

8:42 p.m. – QQLA – Order of Conditions

The Conservation Commission reviewed the QQLA Order of Conditions. On page 2, Section B (Findings) the following boxes were checked:

- | | |
|------------------------------|-----------------------------------|
| a. Public Water Way | e. Fisheries |
| b. Land Containing Shellfish | f. Protection of Wildlife Habitat |
| c. Prevention of Pollution | g. Groundwater Supply |
| d. Private Water Way | |

the area in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act).

Carrie will make a copy of the Order of Conditions and mail to Department of Environmental Protection. She will mail the original to Peter Levine, President, QQLA.

Mike LaRocca made a motion to adjourn meeting. Kenneth Cleveland 2nd the motion. Mike LaRocca; Kenneth Cleveland; John O'Leary, Jr.; Timothy Simon; Carrie Worthington; and William Neault all voted in favor.

The meeting ended at 9:00 p.m.

Our next meeting is scheduled for Tuesday, August 16, 2011 at 7:00 p.m. at the Town Hall.

Respectfully submitted,



Carrie Worthington
Clerk

Correspondence Received:

North Quabbin invitation to a pancake breakfast and QQLA annual meeting August 21, 2011, at 10:00 a.m. at Camp Frank ADay.

Open Space Conference, August 20, 2011, 9 a.m. – 2:30 p.m.