

**TOWN OF LANCASTER
CONSERVATION COMMISSION
MEETING MINUTES
March 12th, 2024 @ 7:00 PM**

Administrative

1. Attendance Roll Call

James Lavallee - Member

Bruce McGregor - Member

Dennis Hubbard- Member

Thomas Seidenberg - Chair

Brian Keating (Director of Community Development and Planning)

Public Hearings

1. Continued Notice of Intent – 0 Heritage Lane, Construction of a driveway crossing and single-family home. To be continued until 3/12/24

Matt Marro, representing the applicant, presented the plans online. Mr. Marro asked if the Members had any questions. Member Lavallee had a few questions for Mr. Marro. Member McGregor wanted to know if they were going to be having a peer review. The Chair thought that a peer review was acceptable. A motion was requested by the Chair for the peer review. The motion was made by Member McGregor and seconded by Member Hubbard to require peer review. The Chair asked if there were any other comments. The Chair requested any further discussion. Not hearing any the Chair took a

Roll Call Vote:

Jim Lavallee - Aye

Bruce McGregor - Aye

Dennis Hubbard - Aye

Tom Siedenburg- Aye

Vote (4-0) to Require a Peer Review.

The Chair requested a motion for a continuance for the Notice of Intent at 0 Heritage Lane. Member Lavallee made a motion to continue until the 26th of March. Member McGregor seconded. The Chair asked if there were any more comments. Hearing none he took a **Roll Call Vote:**

Dennis Hubbard- Aye

Jim Lavallee- Aye

Bruce McGregor- Aye

Tom Siedenburg- Aye

Vote (4-0) to Continue the Notice of Intent to March 26th.

2. Continued Notice of Intent - 35 Holiday Lane

Jonathan Collette, representing the applicant, provided an online presentation of the revised plan. The Chair asked for further comments from the Commissioners and from Mr. Keating. Member Lavallee had one general comment. The Chair again asked for comments from the commissioners and from Mr. Keating. Hearing none he asked for any comments from the general public. Not seeing any he requested a motion to close the hearing. Member McGregor made a motion to close the hearing. This motion was seconded by Member Lavallee. The Chair looked for any further discussion. Not hearing any the Chair took a **Roll Call Vote**:

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote (4-0) to Close the Hearing

The Chair then looked for a motion to Issue the Order of Conditions. Member Lavallee made a motion to issue an Order of Conditions. Member Hubbard seconded the motion. The Chair looked for any further discussion. Not hearing any the Chair took a **Roll Call Vote**:

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote (4-0) to Issue the Order of Conditions

3. Continued Notice of Intent - 310 Fort Pond Rd.

The applicant had asked to continue until the 26th of March so that they could get a DEP file number and the Commission Members could have a chance to review the plan. Member Lavallee made a motion to Continue the Notice of Intent for 310 Fort Pond Rd until the 26th of March. This motion was seconded by Member Hubbard. The Chair looked for any further discussion. Not hearing any the Chair took a **Roll Call Vote**:

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote: (4-0) to Continue the Notice of Intent for 310 Fort Pond Rd until the 26th of March.

4. NOI – 320 Bolton Rd.

The Chair read the Notice into the record. Mr. Parente, on behalf of Fernando Silva, had two plans to share with the commission. This property proved to be a very difficult site. The owner is building a slab so as not to disturb the water table, but he will need the approval of the commission to build a new septic system. The site visit summary was presented online to the Commission. Member McGregor raised a question about the septic design. The design was provided online. Member Lavallee had some questions which Mr. Parente answered. The Chair asked for comments or questions from Mr. Keating and the general public. The Chair requested a continuance from Mr. Parente to obtain a DEP file number. Mr. Parente asked for a continuance till March 26th. Member McGregor asked for a Continuance until March 26th. Member Hubbard seconded this motion. The Chair looked for any further discussion. Not hearing any the Chair took a **Roll Call Vote:**

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote: (4-0) to Continue the NOI for 320 Bolton Rd until the 26th of March.

Discussion

1. Proposed Hawthorne Lane open space land transfer

Tom Siedenburg recused himself from this discussion seeing as he was an abutter. The Chair's responsibilities were turned over to Jim Lavallee. Member Lavallee had done a site walk and sent a visit report over to Mr. Keating. He shared this with the commission and the public. Mr. Keating stated that he had met with the developers and the DPW and they had stated that there would be no responsibility for the site from the ConCom. He was going to ask for further clarification. Member Lavallee was concerned about the liability of the town if we accept this parcel if we don't get a certificate of compliance. Mr. Keating said he would follow up. The general feeling was that all correspondence had to be in writing. Member Lavallee asked for comments from the public. The Chair, speaking as a member of the public, voiced his concerns. Member Lavallee asked if putting this decision off for a few more weeks would cause an issue. Mr. Keating said he would whatever was necessary to find these answers. The board members again stated to get the answers in writing.

2. Kalon Farms 61A right of First Refusal

Mr. Keating said the Town had received the right of First Refusal on 61A, Kalon Farms. The Town had 120 days to respond to this notification. The Chair responded that he did not see a lot of value in this property. He wanted the Commissioners input. The Commissioners wanted two weeks to read the document. They would look at the plans and circle back in two weeks.

3. National Grid Line M39 exemption

National Grid wrote a letter to the commission in which they outlined why M39 was exempt. The Chair requested a motion. Member Hubbard made a motion that the M39 Line was exempt. Member Lavallee seconded that motion. The Chair looked for further discussion. Not hearing any the Chair took a **Roll**

Call Vote:

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote: (4-0) Line M39 is Exempt

Minutes to Approve: 2/13/24

One edit was given by the Chair: Sean Winsor joined at 7:47. The Chair requested a motion to approve the minutes with the edit. Member Lavallee made a motion to approve the minutes with the edit made by the Chair. Member McGregor seconded the motion. The Chair requested any further discussion. Not hearing any the Chair took a **Roll Call Vote:**

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburg- Aye

Vote (4-0) to Approve Meeting Minutes from 2/13/24

New Business

Mr. Keating informed the Commission that they had made an offer contingent on background checks for the position of Conservation Agent. The new Agent would be on board by April 1st.

Mr. Keating also discussed a project on Bolton Road. The Chair said the best way was to have the applicant submit an RDA, so that the commission could vote on it.

The Chair also informed the commissioners that Sean Winsor had resigned from the Conservation Commission. He asked if anyone was interested in the position that they send a letter into the Select Board.

Adjourn

The Chair looked for a motion to adjourn. Member Lavallee made a motion to adjourn. Member McGregor seconded. The Chair requested any further discussion. Not hearing any the Chair took a **Roll Call Vote**:

Jim Lavallee- Aye

Bruce McGregor- Aye

Dennis Hubbard- Aye

Tom Siedenburger- Aye

Meeting adjourned at 8:47

Upcoming Conservation Commission Meeting dates

March 26th, 2024

April 9th, 2024

April 23rd, 2024