

**Conservation Commission Minutes 1/27/2021
7:00 PM**

Present:

Commission Members: Chairman John Sullivan, Tim Holiner, Amey Moot, Sarah Monaco, Jim McLaughlin, David Stapleton, Christy Violin

Consultants to the Commission: Wetland Scientist, Paul McManus, EcoTec Inc., Agent Janet Bowser

Town Counsel: Jessica Wall, Anderson Kreiger

Applicants and Representatives: Ardi Rrapi of Cheney Engineering, Karina Corrigan, Dan McIntyre of McIntyre Engineering, Attorney Ray Lyons, Gil Menna owner 21 Smith St., Edward Chiu owner 45 Draper Rd.,

Abutters, representatives and residents: Carol Lisbon, Carol Chirico, Justine Kent Uritam, Valerie Lin, Vardhan Srinivasa, Merlin D'Souza

Requests for Certificate of Compliance

144-640 78 Claybrook Rd., Farooqi, Cheney Engineering

Present for the applicant was Ardi Rrapi of Cheney Engineering. Agent Bowser visited the site and recommended approval of the Request for CoC. Motion made, seconded and unanimously voted to issue a Certificate of Compliance for 78 Claybrook Rd., #144-640.

144-844 45 Draper Rd., Chiu, Cheney Engineering

Agent Bowser visited the site and recommended approval of the CoC with the EO to remain in place for 2-year monitoring of plantings. Motion made, seconded and unanimously voted to issue the Certificate of Compliance for 45 Draper Rd., with the condition as listed above.

144-847 127 Farm St., Green, McIntyre Engineering-tabled to next meeting on 2/10/21

The applicant requested a continuance to the next meeting on 2/10/21 and the Commission granted the request.

Request for Determination of Applicability

3 Sterling Dr., Fuld, septic- McIntyre Engineering

Present for the applicant was Dan McIntyre of McIntyre Engineering. He described the plan for a septic system. The water line is within the 70' no structure buffer zone under the Dover Bylaw. The access at the paved area is within the 50' no disturbance buffer zone under the Dover Bylaw. The Commission determined no waiver request is necessary and the project is within existing lawn. There will be no waiver fee. Agent Bowser visited the site and recommended a Negative Determination of Applicability with special conditions listed in her memo dated 1/24/21. Motion was made, seconded and unanimously voted to close the hearing and issue a Negative Determination of Applicability with special conditions as discussed.

Discussion

Municipal Certification for Conservation Restriction (CR), 21 Smith St., Gil Menna, Ray Lyons
Attorney Ray Lyons was present for the owner Gil Menna. Ray presented the CR to preserve public views. He shared a draft map of the area. He asked the Commission for a Municipal Certification Approval for Dover Land Conservation Trust(DLCT) as the grantee. He said this CR is in perpetuity. There was discussion of a clause about subdividing the lot. Ray said in area B the CR allows for property worker housing and they cannot be charged rent. There was discussion of public access. The CR is in review by Town Counsel. The Commission requested an update from Town Counsel before issuing an approval. The applicant requested a continuance to the next meeting on 2/10/21.

Blake Property CR Status update, Strawberry Hill St., Attorney Ray Lyons

Attorney Ray Lyons said he is close to a final draft of the CR and will circulate it when complete. The CR is 11.75 acres protected by a CR held by Conservation Commission and owned by DLCT.

Discussion and vote

Special Conditions to Order of Conditions 144-842, Haven Meadows Roadway

Patrick Corrigan, Cheney Engineering, LEC Environmental

Discussion-The Commission reviewed the draft standard and special conditions. Stormwater will be incorporated into the Standard Conditions under the State Wetlands Protection Act (WPA). Motion was made, seconded and voted in favor to accept the Special Conditions for Haven Meadows DEP#144-842 with the addition of proposed stormwater comments with David Stapleton abstaining from vote.

Discussion-other

Town Report - The Commission approved the Conservation Commission Town Report

Road run off discussion - John Sullivan discussed the run off problem at Willow Street and Cross Street. John and Bob Tosi will meet at the site to discuss a permanent solution in the Spring.

Channing Pond - There was discussion about ownership of the area where 2 beaver dams are causing the area to flood. It is believed to be Army Corp of Engineers land. Jim McLaughlin will research finding a land steward for the Army Corp. Inquiries will be made to Town Employees for a contact as well.

Agent's Report

144-831 Lot 3,4 Claybrook Rd. Agent Bowser said the applicant plans to begin site prep work for replication soon, with planting in the spring. They are behind schedule.

2 Wilson's Way, Lot 4 - There was discussion of jurisdiction. There was confusion about the lot location, but a plan from Glossa Engineering shows all work is outside the 100' buffer.

Wilson's Way Bridle Trails - The Commission will ask Courtney Starling, the new Land Use Director for the Town, who has the enforcement authority with a Planning Board easement.

Remaining items on Agent's Report and Minutes tabled to 2/10/21. Meeting adjourned at 10PM.

Documents: Comment memo by Agent Janet Bowser dated 1/24/21

3 Sterling Dr. RDA Plan dated rev., 1/5/21

21 Smith St., CR draft dated 12/13/20 and Municipal Certification draft dated Jan. 2021

Town Report 2020 Conservation Commission