Meeting called to order at 7:05 PM.

Minutes for Approval:
10/3/19: Motion: Chair Eisenhauer, Second: Member Wetherald, Approved: 4-0
1/9/20: Motion: Chair Eisenhauer, Second: Member Wetherald, Approved: 3-0 (Rosebach not at hearing)
2/27/20: Motion: Chair Eisenhauer, Second: Member Wetherald, Approved: 4-0

7:10 PM: SWP 20-11: Lot 13, 33 Heritage Lane – Stratford Heritage - New Construction
In attendance to represent agenda item: Jeff Hassett/Morse Engineering
Documents Presented to Support agenda item: SWP Application, Site Plan
The applicant would like to construct a new single family dwelling on previously undeveloped property. There is very little ledge outcropping on the site. Agent Summers says the water will slope away from the house due to natural topography. All work will be outside the 100-ft. buffer zone to a wetlands area near the railroad tracks. The project will not alter the drainage flow. There is an infiltration basin collecting runoff. Member MacFarland questioned the direction of runoff from the property but Jeff Hassett stated there will be no runoff going into the street. All runoff will go into infiltration chambers. Member MacFarland wants it conditioned that the majority of water will stay on the property and go into a drainage ditch.

MOTION: By Member MacFarlane to close the public hearing and issue Stormwater Permit 20-11 for proposed work at Lot 13, 33 Heritage Lane with a new site plan submitted with spot grades to verify that runoff will stay on the property and follow natural drainage patterns and that the silt sock be moved to surround a 40-inch tree on the site.
SECOND: Member Wetherald
VOTE: 4-0 Unanimous

7:10 PM: SWP 20-12: Lot 14, 37 Heritage Lane – Stratford Heritage - New Construction
In attendance to represent agenda item: Jeff Hassett/Morse Engineering
Documents Presented to Support agenda item: SWP Application, Site Plan
This property is very similar to Lot 13 but with more trees at the rear of the lot. The lot has relatively level topography and slopes to rain garden. Roof runoff goes through an infiltration system. There are slight differences in contours from Lot #13 but all runoff will remain on the property.

MOTION: By Member MacFarlane to close the public hearing and issue Stormwater Permit 20-11 for proposed work at Lot 14, 37 Heritage Lane with a new site plan submitted with spot grades to verify that runoff will stay on the property and follow natural drainage patterns.
SECOND: Member Wetherald
VOTE: 4-0 Unanimous

In attendance to represent agenda item: Brendan Sullivan/Cavanagh Consulting; Mark Looker/applicant; Amy Martin/Landscape Architect
Documents presented to support agenda item: NOI and SWP Application/Site Plan
The property slopes south to a Bordering Vegetated Wetland (BVW) and Land Subject to Coastal Flooding. There will be some work inside the 100-ft. buffer zone to the BVW. There will be 1700 sq. ft. of new impervious surface from the pool and hardscaping. Amy Martin says the property drops off but a retaining wall will be connected to the ledge and secure the property and that fill will be brought in, the amount to be determined when the ledge is reached and they know what will be needed to stabilize that area. There will be a large number of plantings and 10 to 15 trees will be added. Agent Summers addressed the vegetation that is dead or dying along the ledge and needs to be removed.

MOTION: By Member MacFarlane to close the public hearing and issue an Order of Conditions for NOI 20-7 for proposed work at 105 Nichols Road with the following conditions: a revised site plan showing existing conditions near the construction area be added and a silt sock
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be extended up the west side of the property along the access road between the house and the property line.
SECOND: Member Wetherald
VOTE: 4-0 UNANIMOUS

MOTION: By Member MacFarlane to close the public hearing and issue Stormwater Permit 20-13 for proposed work at 105 Nichols Road with the following conditions: a revised site plan showing existing conditions near the construction area be added and a silt sock be extended up the west side of the property along the access road between the house and the property line.
SECOND: Member Wetherald
VOTE: 4-0 UNANIMOUS

7:40 PM: NOI 20-06, 191 Atlantic Avenue - Tehranian - Reconstruction
In attendance to represent agenda item: Raymond Tehranian/Owner
Documents submitted to support agenda item: NOI Application;
The applicant would like to raze and rebuild his home and expand his garage. The current 4,100 sq. ft. foundation/footprint will be reduced to 3,200 sq. ft. and the expanded garage will add less than 200 sq. ft. of pervious surface. The existing porch will be preserved and the driveway will be extended. Runoff will be reduced due to the smaller footprint and there will be no work done beyond the existing footprint of the home. There will be some ledge chipping in the area where the garage will be extended. Agent Summers said the only work on the property is removal and rebuilding of the house. Landscaping will remain the same.

MOTION: By Member MacFarlane to close the public hearing and issue Notice of Intent 20-06 for proposed work at 191 Atlantic Avenue.
SECOND: Member Rosebach
VOTE: 4-0 Unanimous

7:40 RDA 19-16, SWP 19-25, 31 Windy Hill Road: CONTINUED TO APRIL 9, 2020

8:05 PM: 589 Jerusalem Road - Invasive Species Removal, Vegetation Plan
In attendance to represent agenda item: Todd Breitenstein/Landscape Designer; Marieke Bernsen/Owner
Documents submitted to support agenda item: Phase 3 Landscape Plan
The landscaping and revegetation on this property is being done in phases. Phase 3 involves a 600 to 800 sq. ft. section of the property called Area 1. There is currently black locust entangled in bittersweet and it is suggested by Todd Breitenstein to remove both and replace with less invasive shrubs and trees. Acting Chair Eisenhauer feels that Straits Pond and the bank itself are “no disturb” areas so any work would need a variance, and that work within a resource area would require a Notice of Intent. Mr. Breitenstein said he is planning to cut down the black locust and use safe chemical eradication for some of the removal which would help stabilize the bank. Acting Chair Eisenhauer wants to bring in a third-party wetlands expert for guidance in protecting the resource area while addressing the growth issue. Member MacFarlane recommended to see if the current plantings survive this year before we make any adjustments. He feels the main issue is to determine what will work to establish growth and stability on the bank. CONTINUED TO MARCH 26, 2020

With no further business to discuss motion to adjourn was made by Acting Chair Eisenhauer, seconded by Member Koines and approved 4-0.

Meeting adjourned at 10:30 pm.

DATE OF APPROVAL BY CONSERVATION COMMISSION: ________________________

AUTHORIZED SIGNATURE OF CONSERVATION AGENT* ________________________

*Due to COVID restrictions the Conservation Agent is authorized to sign documents, minutes and other forms.