

Conservation Commission – December 16, 2022 in Zoom/Conference Call Meeting

Members present were Dr. John Schreiber, Co-Chair Chair, Mr. Freddy Friedman, Co-Chair, Mrs. Nanci Worthington, and Dr. Doug Hyde. Others present were Mrs. June Wolfe, & Mr. Brent White.

Meeting was called to order at 5:04PM.

Meeting minutes of Minutes November 17th, 2022 were accepted as amended.

New Business:

Construct Inc Hearing: Present for this hearing was representatives, Mr. Brent White, White Engineering Inc & Mrs. June Wolfe. Property location is 604 Hartsville New Marlborough Rd. Applicant submitted a RDA for the purpose of construction of a parking area containing 16 spaces south of existing house with a rain garden to collect run off. Dr. Schreiber mentioned that he has been in contact with Mr. Mark Stinson, DEP Circuit Rider to discuss the application. Mr. Brent White stated that the applicant is seeking to use existing house to convert into 11 units for affordable housing, 90% to 95% of work is outside the wetlands buffer zone. Dr. Schreiber inquired if it is possible to move 5 of the parking spots that are in the jurisdictional area in the buffer zone to another location. If not, then a NOI will need to be filed since the RDA would most likely result in a positive determination that wetlands would be affected, requiring a Notice of Intent permit (NOI) application to be submitted. Mrs. June Wolfe mentioned that they would prefer to have the parking less visible and people like to park close to their homes. Mrs. Worthington inquired if it is possible to angle the parking so it would be out of the buffer zone. Dr. Schreiber stated that there are two alternatives, one to withdraw the RDA and remove the parking spaces and storm water garden that are in the jurisdictional area to somewhere else away from the wetlands. If this was done no permitting would be required. Alternatively, they submit a NOI, for this plan which will require more extensive review by the commission and DEP. Dr. Schreiber mentioned that a previous NOI had been filed for a fire pond and related site work in 2006, and an extension approved in 2009 and expired had 2011. It is unclear whether or not a certificate of compliance has been filed, but at the moment no certificate appears to have been filed. Mr. White will review the previous order of conditions and work on finding the submitted certificate of compliance. Mr. White requested a continuance of this hearing till January 19th meeting to have time to explore a few options before making a decision. A motion was made, seconded and so voted to approve the request to continue hearing as requested.

It was brought to the Commission attention by a concerned residence that there is a tape line area for a driveway to be installed at 289 Hotchkiss Rd near the 1000 acre swamp. The Commission will stay aware of this project.

Dr. Schreiber will write a letter to the Selectboard covering the Wetlands Protection Act requirements for the special permit for Construct if they choose to construct parking in a jurisdictional area.

Next meeting is scheduled for January 19, 2023 at 5PM.

A motion was made, seconded and so voted to adjourn at 5:44 PM.

Respectfully submitted,

Kathy Chretien
Secretary