



**TOWN OF LANCASTER
CONSERVATION COMMISSION**

AGENDA

REMOTE MEETING via ZOOM®

November 28th, 2023 @ 7:00 PM

Roll Call

Shawn Windsor

Dennis Hubbard

Bruce McGregor

Jim Lavallee

Tom Seidenberg

7:00 PM Public Hearings

1. Continued Public Hearing- Notice of Intent: Fort Devins Box Culvert Replacement & Repair

The applicant asked for Continuance. The Chair requested a motion to continue the Public Hearing until the 12th of December. Member McGregor made a motion to continue the Public Hearing until the 12th. Member Hubbard seconded the motion. The Chair asked for any discussion. Hearing none the Chair called for a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) Public Hearing for Fort Devins Continued until the 12th of December.

2. Notice of Intent – 33 Fire Rd. 7.

The Chair read the Notice of Intent. Ryan Proctor (Dillis & Roy) represented the applicant and made a presentation. Mr. Proctor showed an illustration of the drainage and stabilization of the current deteriorating system. The Board questioned the equipment being brought in. The Chair asked more questions of Mr. Proctor concerning erosion controls and the patio detail. The Chair asked the public for comments. The Chair requested that a site visit would be appropriate. The Chair asked for any other comments. Seeing none the Chair asked for a Continuance until the next available meeting. Member

Windsor made a motion to continue until December 12th. Member Hubbard seconded the motion. The Chair asked for any further discussion. Hearing none, the Chair called for a roll call vote.

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) Notice of Intent for 33 Fire Rd 7 Continued until the 12th of December.

Discussion

1. 710 Fort Pond Road – Barkley Enterprises plan changes

The Chair asked the Board if they had any comments or questions on the report from the Peer Review. Seeing none the Chair asked Trevor Fletcher if he would give a quick review. Mr. Fletcher gave a detailed review of the site. The Chair asked for comments/questions. The Chair then reminded the commission that this site was in a Technical Violation of the Order of Conditions. The Board discussed how they would handle this violation. Member Lavallee made a motion that the Board require an amended Notice of Intent. Member McGregor seconded the motion. The Chair asked for any further discussion. Hearing none the Chair took a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) to require an Amended Notice of Intent for 710 Fort Pond Road.

The Chair asked Mr. Fletcher to get the paperwork in so the Commission could put it on the calendar.

2. Hawthorne preliminary subdivision – review and provide comments to Planning Board

The Chair reviewed the draft letter he had written to the Planning Board concerning the Hawthorne subdivision. The Chair asked for any comments. Sara Singh, NRWA, raised a question concerning the subdivision. The Chair stated he was not trying to re-write her letter. The other members of the committee had positive feedback for the Chairman. The Chairman asked for any other comments. Tom Christopher mentioned that they should think of using the Point Quadrat Method of Analysis. The Chairman asked for any other comments. Member Lavallee made a motion to approve the letter to the

Planning Board with the edits that were discussed. Member Windsor seconded the motion. The Chair asked for any further discussion. Hearing none the Chairman asked for a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) to have the Chair finalize the letter and send it to the Planning Board with the edits that were discussed

3. Ratify EO for 395 Center Bridge Road

The Chair asked if there was any news from the resident. Mr. Keating said he did not have any emails from the resident. The Chair went over the history of 395 Center Bridge Road briefly. Tom Christopher went over the history as well and stated that an Enforcement Order was most likely appropriate. The Chair asked for a motion. Member Windsor made a motion to issue the Enforcement Order. Member Hubbard seconded the motion. The Chair asked for any further discussion. Hearing None the Chair took a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) to issue the Enforcement Order for 395 Center Bridge Road

4. 304 Bull Hill Rd; Potential Violation

There had been a filing delineating 304 Bull Rd as a wetland over a decade ago. Kendra Dickinson, spoke about the current owners only being there since 2022. These owners were not aware of the delineation. This was going to be discussed by the Building Commissioner, Mr. Keating, and the Chairman during this week. No vote to be taken on this at this time.

5. Vote on a new CPA designee

The Chair was looking for a volunteer. Mr. Keating gave an overview of what the CPA was like in neighboring towns. The Chair volunteered his services. Member Windsor made the motion to appoint

the Chair as a new CPA designee. Member Lavallee seconded the motion. The Chair looked for any further discussion. Hearing none the Chair took a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – No

Vote: (4-1) to appoint Tom Siedenburg to the position of CPA delegate.

Other Business

1. **Request for Certificate of Compliance-** K137-L138 Transmission Line - New England Power Company

Allison Milliman, BSC Group on behalf of New England Power Company. Ms. Milliman gave a review and then she asked the Chairman for his input. The Chair shared some pictures. The Chair wanted to have a conversation with the Commission. Bob Lidstone, Lancaster Land Trust, spoke next. He talked about getting a plan into the Order of Conditions on parking in the area. Tom Christopher, Former Commissioner of the Conservation Commission. Mr. Christopher said he was the former commissioner during the conversation and that New England Power Company shot down any attempt to make parking. He thought this would be a good time to get them to allow it. The Applicant asked for a Continuance until December 12th. The Chair looked for further discussion. Hearing none he requested a motion. Member Windsor made the motion to continue the discussion until December 12th. Member Lavallee seconded. The Chair asked for any comment. Hearing none he took a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) to Continue the Request for Certificate of Compliance until December 12th.

2. **Recap on the Hiring of the Position**

Four applicants had applied. One bowed out so there was three. They had decided on two of them. Final interviews this week.

3. Upcoming Conservation Commission Meeting dates

February 28, 2023

March 14, 2023

March 23, 2023

March 28, 2023

May 9, 2023

May 23, 2023

August 29, 2023

September 12, 2023

Adjourn

The Chair asked if there were any other comments. Mr. Lidstone shared some information on the Forest Legacy Program. The Chair asked if there were any further comments. Hearing none the Chair looked for a motion to adjourn. Member McGregor made a motion to adjourn. Member Windsor seconded. The Chair called for any discussion. Hearing none he took a Roll Call Vote:

Vote:

Shawn Windsor - Aye

Dennis Hubbard - Aye

Bruce McGregor - Aye

Jim Lavallee - Aye

Tom Seidenberg – Aye

Vote: (5-0) to Adjourn the Meeting