



# TOWN OF WEST NEWBURY

## CONSERVATION COMMISSION

381 Main Street, West Newbury, Mass. 01985

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### West Newbury Conservation Commission

#### Meeting Minutes

Monday, October 2, 2017

**Members Present:** Dawne Fusco (chair), Judith Mizner, Tracy Peter and Wendy Reed.

**Cont. Public Hearing --- Notice of Intent --- Cottage Advisors for Drakes Landing, 365 Main St. (DEP# 78-679) ---** The applicant would like to construct an open space development with the roadway intruding into the buffer zone and bordering vegetated wetland. *Discussion will include the ENF filing*

In attendance were Robert Blanchette (Cammett Eng.), Leah Basbanes (wetland scientist), Melissa Robbins (attorney) and Chip Hall (developer). Revised plans were presented. A new approach was formally presented for the wetland impact due to the roadway -- a living wall with a one to two slope and wetland impact of 7,260 SF. Plants can be grown in the wall itself. The Commission agreed that the living wall was their preferred alternative for a wetland crossing. A draft conservation restriction will be circulated before the next meeting, to include the mowing of the open space once annually between Sept. 1 and Dec. 31. T. Peter asked for a copy of the approved Stormwater report. The Commission agreed to begin drafting Special Conditions and review the Conservation Restriction and wait for final revised plans. Hearing continued at request of the applicant until the November 6th. meeting. The ENF and Water Quality Certification were reviewed. The Commission reviewed the letter T. Peter drafted and agreed to send it out.

**Cont. Discussion:** Anthony and Elaine Poretta, 463 Main St. --- violation

Mr. Poretta was present and agreed to stop disturbing the natural vegetation area and to file with the Commission when needed.

**Cont. Discussion:** Tom Neve for Sullivan's Ct. --- COC request for lot 5 and Extension requests for remaining lots and roadway.

The remaining Continuance Requests were signed and the as-built for lot five was discussed. With a unanimous vote the COC for lot 5 was approved.

**Cont. Discussion:** Larry Panetta, 36 Way to the River --- Discussion about NCZ markers.

Mr. Panetta did not appear.

**Cont. Discussion:** Law office of Michael McCarthy for 25 Rivercrest Dr. --- COC request.

The paperwork was submitted but the as-built plan included structures not on the original plan or applied for. The Commission asked that a request for a plan revision be submitted and approved before a COC is issued.

**Discussion:** Terry Hartford representing the Homeowner's Association at River Meadows --- Management plan for the conservation area.

Mr. Hartford was present and showed the Commission sketches of the area he was concerned about. The Commission asked for more detail and a better plan.

**Discussion:** Harrison Bonner for 192 Main St. --- For approval of a planting plan and wetland markers/fence.

Mr. Bonner will be given two weeks to install the wetland markers and told to stop any cutting in the wetlands.

**Discussion:** John and Donna Pallone, 7 Twig Rush Lane --- Filing requirements for a pool.

Considering that the impact to the riverfront is approximately 2500 square feet the Commission asked that a Notice of Intent be filed.

**Discussion:** Minutes

The minutes for September 5th were approved with minor revisions.

The next scheduled Con Com meeting **Monday, October 16, 2017**