

FINAL

MARION CONSERVATION COMMISSION

MINUTES OF THE REGULAR MEETING HELD ON JULY 22, 2015

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- Members Present: Norman A. Hills, Chairman
Joel D. Hartley, Vice Chairman
Stephen C. Gonsalves, Member
Cynthia C. Trinidad, Member
Lawrence B. Dorman, Associate
- Members Absent: Jeffrey J. Doubrava, Clerk
- Admin. Assistant: Donna M. Hemphill
- Others Present: Mark Arnold, Goddard Consulting, LLC; Nick Dufresne, Thompson Farland; Angela Watson; Kathleen Giles, Tucker Lane; Jean Perry, The Wanderer; Kevin Phillips, TACCA; Jerry Ramsay, TACCA; Greg Carey, CEC; Bob Rogers, G.A.F. Engineering, Inc.; Dennis Clemishaw; Judy Cope.

Meeting convened at 7:00 PM on Wednesday, July 22, 2015 in the conference room of the Marion Town House, 2 Spring Street, Marion, Massachusetts. Site visits were held on Saturday, June 20, 2015 by N. Hills, J. Doubrava and C. Trinidad. This meeting was televised and video recorded by Old Rochester Community Television (ORCTV), and audio recorded by Town of Marion staff.

7:00 PM **Tremont Advent Christian Camp Association (TACCA)**, Request for Determination of Applicability (File No. 41D-1580) to rebuild an existing structure which was damaged by snow at 45 Oakdale Avenue. Nick Dufresne of Thompson Farland, Inc. was present to represent TACCA. He said that the dining hall roof collapsed under the snow this past winter and want to rebuild. The building is in an AE 16 Flood Zone. The structure will need to meet building code for flood zone compliance. The first floor will be elevated to meet the code and the footprint will be the same. S. Gonsalves asked what they will be putting the building on. N. Dufresne said they are in the process of picking an architect so they are not sure yet but it may be a crawl space with concrete or they may build it up with wood. First floor is at 12' right now but will need to be 16'. N. Hills asked about the crawlspace that they may have and if they will have flood vents. N. Dufresne said yes. N. Hills noted that the structure is not far from the Velocity Zone. N. Dufresne said that he is sure the architect will take that into consideration and that he will mention it to them. The

43 property is on town sewer and town water. C. Trinidad asked if the wood frame that is
44 currently on site will be removed. Kevin Phillips, President of TACCA, said the wood frame
45 had been left there by the demolition crew but it will be removed. N. Hills asked if there
46 were any questions or comments from the audience or the board. There were none. L.
47 Dorman motioned to close the hearing; S. Gonsavles seconded; noted unanimously.

48

49 7:05 PM (7:06 PM) Appointment with Sid Bowen, regarding previously issued
50 Determination of Applicability File No. 41D-1566 for 16 Vine Street. Angela Watson was
51 present since Sid Bowen was traveling and unable to attend. A. Watson provided a new
52 plan to the board for review. She said they had an application for a variance with the
53 Zoning Board of Appeals for their previous plan that did not pass. They have revised the
54 plan so the structure will fall within the current setbacks. She described the changes to the
55 board. N. Hills said that the board did their site inspection on Saturday and everything
56 looked good. He said that the board would send a letter accepting this as the new Plan of
57 Record for this file.

58

59 7:10 PM Clean Energy Collective, Notice of Intent (File No. SE 041-1232) for
60 construction of a new photovoltaic generating facility, stormwater basins and utility
61 crossing off of Tucker Lane. Greg Carey of Clean Energy Collective (CEC), Mark Arnold of
62 Goddard Consulting, Bob Rogers of G.A.F. Engineering and property owner Dennis
63 Clemishaw were present. G. Carey gave background on CEC. He said the company is
64 based out of Colorado and that he works out of the Worcester office and works on
65 community solar projects across Massachusetts. They specialize in "roofless solar" and
66 market to mainly residential customers, those that may be unable to have their own panels
67 installed or may live in condominiums or apartments. He submitted an introductory letter to
68 the board about the company along with some photo renderings of what the project will
69 look like as well as photographs of the site that were taken at the site inspection on July 18,
70 2015. M. Arnold said the project is located off of Tucker Lane behind Mary's Pond but
71 accessed through Perry Lane in Rochester. There are two lots, one in Rochester contains
72 cranberry bogs and the other a hay field in Marion with a portion of the lot in Rochester. .
73 He showed the board the plan and described the locations of the buffer zones and no
74 disturb areas. There is a small intermittent stream that was documented and photographs
75 were submitted with the Notice of Intent. M. Arnold noted that the D.E.P. had a comment
76 in regarding the impact to the BVW. He said that there will be tree clearing in the BVW.
77 That consists of cutting trees that are greater than 10' in height. All shrubs and ground
78 cover will not be affected. He said it is more of an alteration since they are leaving the
79 wetlands in place and they are not going into the wetlands with equipment. Two poles are

80 proposed, one just inside of the no disturb zone and the other outside of the zone. N. Hills
81 asked how the poles are put into the ground. M. Arnold said it would be a truck mounted
82 auger type system. He said there are approximately 12 trees that will be topped in the
83 BVW and 7 trees from the 15' no disturb zone. The types of trees and location are listed
84 with the Notice of Intent and cover letter. J. Hartley asked what is the area of the wetland
85 that will be altered. M. Arnold said approximately 20' x 150'. N. Hills said that it is 15' no
86 disturb and a 30' no build zone not 25'. M. Arnold reviewed the plans where the 25' zone
87 was listed. There was a gravel road that can be pulled back and also the drainage basin
88 that can be pulled back as well. J. Hartley asked about the maintenance of the area. M.
89 Arnold said the maintenance will be done by hand by the owner of the property or a
90 professional they hire. There will be no equipment in the wetlands. S. Gonsalves asked
91 how high the wires above the ground. G. Carey said approximately 25'-30'. N. Hills asked if
92 there was a maintenance plan provided. M. Arnold said that he believed there was not
93 one submitted with the Notice of Intent. N. Hills said that a maintenance plan should be
94 submitted. M. Arnold mentioned that the field will have minor grading in the two basins
95 and that the electronics/wiring will be trenched. S. Gonsalves asked how far into the
96 ground the pilings for the panels will be. G. Carey said approximately 6' feet. S. Gonsalves
97 asked if there will be a perimeter fence. M. Arnold said yes it will be a chain link fence. M.
98 Arnold said that there are two small easements for the power line and the homeowners
99 are in agreement with the access. C. Trinidad asked about the existing pole that is still on
100 site. M. Arnold said that it will be cut that off at 10' and the remaining piece left to
101 minimize disturbance. C. Trinidad asked about any possible light or noise pollution in
102 relation to these panels. N. Hills said that these panels reflect less than 2% of light, they are
103 not mirrored panels. M. Arnold said there will not be any noise. G. Carey said there will be
104 maintenance crews on site about every six weeks to tend to the panels themselves. L.
105 Dorman noted that the Plan of Record should reflect the 30' no build zone. N. Hills said that
106 the Planning Board has asked for a number of items to be resolved. He asked that the
107 board be given a copy of what is given to the Planning Board. M. Arnold reiterated that
108 they will reflect the 30' no build zone on the plan and provide a maintenance plan by the
109 next meeting. N. Hills asked if there were any further questions or comments from the
110 audience or the board. There were none. G. Carey mentioned that the copy of the letter
111 in reference to the Chapter 61 land was submitted as well. N. Hills motioned to continue
112 the hearing to the next meeting on Wednesday, August 12, 2015 at 7:15pm; L. Dorman
113 seconded; voted unanimously.

114

115 7:15 PM (7:37 PM) **Judith Cope**, Request for Determination of Applicability (File No.
116 41D-1581), to re-grout a stone groin at 16 West Avenue. Judith Cope was present. N. Hills

117 said that the board did a site visit on July 18, 2015 and it appears that minor grout work
118 would be needed. J. Cope said that maintenance is needed due to the lousy winter we
119 had. L. Dorman motioned to close the hearing; C. Trinidad seconded; voted unanimously.

120

121 7:20pm (7:39 PM) **Chuong Pham**, Request for Determination of Applicability (File No.
122 41D-1579) for an addition on sonotubes at 22 Bass Point Road (Continued from July 8,
123 2015). The applicant has requested to continue the hearing to Wednesday, August 12,
124 2015 at 7:10pm. N. Hills motioned to continue as requested; J. Hartley seconded; voted
125 unanimously.

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127 **MINUTES:** From July 8, 2015 will be discussed at the next meeting on August 12, 2015.

128

129 **CORRESPONDENCE:** Request for comments from the ZBA for Case #706 at 490 Point
130 Road- No comment. Request for comments from the ZBA for Case #707 at 69 East Avenue-
131 They will need to file with the Commission.

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133 **CORRESPONDENCE:** Letter received from L. Reinhart regarding the project at 17
134 East Avenue. There is an Order of Conditions from 2010 that was automatically extended
135 due to the Permit Extension Act. A letter will be sent to L. Reinhart.

136

137 **DISCUSSION:** The discussion regarding Grassi Bog will be on the next agenda.

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139 **Judith Cope:** Determination of Applicability, File No. 41D-1581. Negative Box #2. J.
140 Hartley motioned to issue; S. Gonsalves seconded; voted unanimously.

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142 **Tremont Advent Christian Camp Association:** Determination of Applicability, File No.
143 41D-1580. Negative Box #2. Special Condition: Consider appropriate design to reflect
144 proximity to Velocity Zone. N. Hills motioned to issue; S. Gonsalves seconded; voted
145 unanimously.

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148 Meeting adjourned at 7:54pm

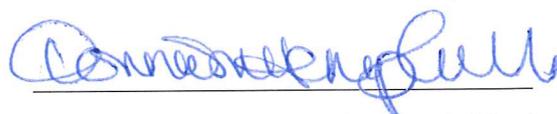
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Donna M. Hemphill, Administrative Assistant

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TOWN CLERK OF TOWN OF
APPROVED: August 13, 2015
2:49 PM