

**Town of Auburn  
Conservation Commission  
August 7, 2018**

**Members present:** Jeff Porter-Chairman. Peg Donovan, Vice Chair. Alan Villeneuve, Member. Richard Burnham & Kayla Beliveau, Alternates.

**Absent:** Ed Fehrenbach & Diana Heaton, Members. Stephanie Hanson, Alternate.

Mr. Porter called the meeting to order at 7:04 p.m. and asked the Board members to introduce themselves. At this time, Mr. Porter moved on to the three (3) items on the agenda and began with Mr. Jones.

**NEW BUSINESS**

**Brenna Marie & John Jones  
56 Meadow Lane, Tax Map 12, Lot 16-9  
Zoned Residential One  
Discuss Potential Wetland Reduction**

Mr. Jones began by saying that he had a set of plans and passed out copies to the Board members for review. Mr. Jones stated that, he is trying to put a garage on his property that he purchased back in October. Mr. Jones went on to say that, he had a surveyor come in who was Roscoe Blaisdell and he has called this road runoff area a Level One wetland and when he came in to do the survey that it had just rained so there was a lot of water in it. Mr. Jones commented that he was unsure if it was a Level One or not as it usually does not have any water in it. Mr. Jones had a letter from Roscoe Blaisdell that indicates that it is a seasonal brook a few feet wide going under the driveway. Mr. Blaisdell mentioned that, during the summer months there was no flow except after a big rainstorm and with the gradual slope of the property and existing vegetation that he felt there was adequate buffer to the wetlands for the garage. Mr. Porter asked how many trees Mr. Jones would be removing. Mr. Jones said none in that area but would be trimming limbs up to the property line so that they didn't fall onto the garage because it was all grass. Mr. Burnham asked if there was any other place to put the garage on the property and if it was because of septic/leachfield and well locations. Mr. Jones explained that the septic system was located right in front of the house and pointed out an area that had wetlands and added that he has an RV that he parks on the side of the house. Mr. Jones further explained that he has an existing garage but that it was shallow as it was only 20 feet deep so he's trying to keep all his stuff contained. The Board reviewed the location of the property which was not a corner lot.

Mr. Villeneuve asked Mr. Jones what delineates the Level One wetland from a Level 3 wetland besides the blue line. Mr. Villeneuve was trying to understand what determined the Level 3 wetland from the Level One wetland and asked Mr. Jones if he was seeking relief from the Zoning Board of Adjustment. Mr. Jones said yes and that they were trying to determine if in fact the Level One was just road runoff. Mr. Villeneuve read Mr. Blaisdell's letter which states that it was a seasonal stream that was dry in the summer and wet the other times which does in fact make it a Level One. Mr. Villeneuve asked Mr. Jones if he was seeking the Conservation Commissions input to obtain relief from the ZBA to be 92.75 feet from a Level One which requires 125-foot buffer. After review, Mr. Villeneuve did not believe that you could have a Level One in the middle and a Level 3 on the outside and believed it was either a Level One wetland or a Level 3 wetland. A brief discussion ensued with regard to a Level One or Level 3 wetlands. In conclusion, Mr. Villeneuve commented that he would say that the wetland is not defined by a stream channel and if it's a Level One because it has a stream in it then it's a Level One. With that said, Mr. Villeneuve stated that he would rather have Mr. Jones request a Variance for him to be 75 feet from a Level One wetland. Discussion ensued with regard to whether or not the wetland was located on both sides of the driveway.

Mr. Porter asked how the pitch of the driveway was. Mr. Jones indicated that it pitches to the right of the driveway if you're looking at the driveway. Mr. Porter asked Mr. Jones if he was doing anything to contain the flow to slow it down. Mr. Jones said that he hadn't thought about that at this point. Mr. Villeneuve commented that, he could support a reduction in the wetland buffer if he knew that all of the water was not going directly down the driveway to the brook without some infiltration area. Mr. Villeneuve asked about the parking area near the house and thought it was expansive and wanted to understand what was going on. Mr. Jones stated that he has only been in the house since October and that he paved the driveway and parking area. Mr. Villeneuve's concern was regarding how is the water treated before it gets to the brook. Mr. Jones asked if they wanted him to put in a detention pond of some sort. Mr. Villeneuve said no that he can't tell him what to do but wanted to say that, this was a lot of surface area and wanted to make sure that the water had a chance to slow down and filter through something before it gets to the brook. Again, Mr. Villeneuve stated that, he would support a reduction in the buffer area that he is proposing with the caveat that he is somehow dealing with the excess sheet flow and water flow and providing some sort of protection to that wetland. Mr. Villeneuve commented that, he has seen it with crushed stone in it so that it has to hit something first. It could also be a berm of chopped up stumps and the like. Mr. Jones stated that he was a contractor and that he had some knowledge about that and had no problem doing crushed stone to go around the whole building with it.

Mrs. Donovan asked when it was paved. Mr. Jones stated that it was paved back in October. A brief discussion ensued with regard to the drainage and Mr. Villeneuve suggested that he speaks with his engineer if he needed to. Mr. Porter added that, if Mr. Jones could get Mr. Blaisdell to say what a containment solution might look like and get

it on the plan then he would get good support from the Conservation Commission Board members. Mr. Porter went on to add that, Mr. Jones could seek a reduction down to 75 feet and having the ability to have it contain itself. Mr. Villeneuve believed that requesting a reduction down to 75 feet would be Zoning Board of Adjustment and not Planning Board. The Board understood that Mr. Jones would be seeking a reduction from a Level One wetland down to 75 feet.

Mr. Porter asked Mr. Jones if he had Mr. Blaisdell's analysis. Mr. Jones said he did not. In conclusion, Mr. Porter believed Mr. Jones was looking for the Board was a reclassification from a Level One to be less than that and did not believe that they could support that because it was out of their purview. Mr. Porter directed Mr. Jones to speak with Mr. Blaisdell about getting the information on what will be done to slow the flow down and that is where that is going. Mrs. Donovan believed that he should stick to the 75-foot relief. Mr. Villeneuve commented that, Mr. Jones would have the minutes of this meeting to present to the ZBA and to give to Mr. Blaisdell and believed that the minutes would reflect that the Board was okay with it as long as there was some sort of protection of water going directly toward the brook.

Mr. Burnham asked about abutters concerns at the ZBA meeting because of the setback. Mr. Porter stated that the abutters were heard and that their only concern was about taking trees down. Mr. Jones added that one abutter was concerned about a tree falling down on his garage of which his insurance company would cover that. Mr. Jones understood what the Board was looking for and thanked the Board members for their time and the discussion ended.

**Chris Collins**  
**249 Bunker Hill Road, Tax Map 8, Lot 21-1**  
**Zoned Residential Two**  
**Discuss Wetland Reduction**

Mr. Collins began by passing out information along with a plan showing the location of the proposed inground pool. Mr. Collins indicated that he was going for a Variance to have an inground pool which was 20ft by 38ft. Mr. Collins explained the plan which showed the location of the house as well as the wetland area and where the proposed pool would go. Mr. Collins stated that the second page was a close up of the plan that showed the location of the septic system/leachfield and the following page showed the staked-out location of the pool which is currently lawn. Mr. Collins informed the Board members that he was going before the ZBA to seek relief from the 125-foot wetland buffer down to 92 feet and stated that there would be a perimeter or barrier that would be respected and would have no activity beyond that 92 feet. Mr. Collins also mentioned that there were also some details on the filtration system in the back of the packet as well. There would be no chlorine kept on the property and the cleaning of the filtration system would take place off the property as well and the use of compost socks for a rainwater

well is being constructed. In the event the pool would need to be worked on, the company would come and take all the water out and would come back at a later date to bring the water back in. At this time, the Board reviewed the package. Mr. Burnham assumed that this would be an inground pool. Mr. Collins said yes. Mr. Burnham asked Mr. Collins if he wasn't using chlorine what would he be using. Mr. Collins stated salt water.

Mr. Porter asked how old the house was. Mr. Collins said the house was built in 2004 and that they just moved in the house in September of last year. Discussion ensued with regard to the location of the pool shown by the stakes. Mr. Collins stated that the 20 feet by 38 feet would be inclusive of the pavers. Mr. Porter asked how much patio clearing would they be doing. Mr. Collins stated that it would all be done on the house side of it and would not be within the 92 feet.

Mr. Porter asked Mr. Collins if he was going for a Variance to go down to 92 feet or are they going beyond that. Mr. Collins said 92 feet.

**Mr. Villeneuve moved to support a reduction to 92 feet for the use given the presentation using the information provided, Mrs. Donovan seconded the motion.**

Mr. Porter asked what they would be doing with the salt solution for cleaning the pool. Mr. Collins stated that it would be taken off the property as indicated on the last page of the packet.

Mr. Porter said that there was a motion and a second and asked if everyone was in favor. Mr. Burnham wanted to talk about the filtration system a little bit as he was not familiar with this filter and that they only had to do a cleaning once a year which was great. Mr. Burnham wanted to know about backwashing the pool. Mr. Collins reiterated that there would be no backwashing and that the cleaning would take place once a year and would be taken off site. A brief discussion ensued with regard to the filtration system. Mrs. Donovan complemented Mr. Collins for how well it was thought out.

Mr. Porter elevated Mr. Burnham to full voting status. Mr. Porter indicated that a motion to support was made and seconded and asked if all were in favor.

**A vote was taken; all were in favor, and the motion passed.**

Mr. Collins thanked the Board members and exited the meeting.

At this time, Mr. Porter moved on to the next discussion with Mr. Arteaga.

**Luis Arteaga**  
**10 Anderson Way, Tax Map 5, Lot 19-7**  
**Zoned Residential One**  
**Discuss Wetland Reduction**

Mr. Arteaga began by saying that he received an approval for a Variance last year and he was getting ready to build a shed that he realized that he needed the shed to be a little bit bigger. He's not asking for any more space but just wants a bigger shed and was told to come before the Conservation Commission. Mr. Porter asked Mr. Arteaga if he was seeking relief from the Zoning Board. Mr. Arteaga said no that he was just wants to build a shed and spoke with Mrs. Rouleau-Cote and she said to come to see this Board. Mr. Arteaga then stated that he actually moved it and had two (2) drawings to show the Board. Mrs. Donovan wanted to understand what Mr. Arteaga was looking for and asked Mr. Arteaga if he was getting a bigger shed but he wasn't going outside of the area that they already talked about. Mr. Porter asked if he was going closer to the wetland. Mr. Arteaga stated that he was within what he was approved and wanted to show the Board members the two locations that he had. Mr. Arteaga began by showing the Board where the shed was going to be and now he wanted to put it in another location that was in the corner and if that was a problem then he would keep it in the existing location. Mr. Arteaga indicated that, he was ready to submit the permit and that Mrs. Rouleau-Cote informed him that he was changing the size and the location that you're going to have to go back and talk to the Conservation Commission and then to the Zoning Board of Adjustment. Mr. Arteaga stated that, if the Board is okay with the two (2) locations then he would present it to the ZBA and if they're okay with both then he'll have to choose one. Mr. Villeneuve asked if the pool was installed. Mr. Arteaga said no. The Board reviewed the two (2) locations and the plan that included the pool with drainage work on it. Mr. Burnham asked Mr. Arteaga what his plan was with the pool. Mr. Arteaga said that he wants to do this first.

Mr. Villeneuve commented that he was confused because if he already had relief from the ZBA. Mr. Porter stated that he was changing the size of the shed that was approved with the Variance. Mr. Villeneuve further added that, now Mr. Arteaga is adding a bigger structure and adding more impervious surface and adding it even closer to the wetland than before. Mr. Villeneuve asked how far he was looking to be from the wetland. Mr. Arteaga stated 85 feet. Mr. Villeneuve stated that, now you're at 85 feet and now you're going to be dumping water into that buffer without any protection. Ms. Beliveau also pointed out that the property was at an angle in that area.

Mr. Porter commented that, he would be in favor of increasing the size in the previous location just because of the planning that has already gone into the pool area and the engineering that has gone into that. Mr. Porter indicated that, his personal take on this would be if he was going to increase the size of the shed to increase it in the previously approved location and the Board members would probably be more agreeable.

In conclusion, the Board members were all in agreement that it would be better to keep it in the same spot as was previously approved. Mr. Arteaga understood and he was okay with that and asked if he really needed to go before the ZBA. Mr. Villeneuve stated that they could not give him an answer to that but that they could support the increase in size of the shed to remain in the same area as previously approved.

Mr. Arteaga thanked the Board members and had one more question and asked if he was still keeping it in the same location but only making the shed bigger did he have to go before the ZBA because he would have to wait until the end of September. The Board members stated that they could not answer that and that he should ask Mrs. Rouleau-Cote who sent him to the Conservation Commission and told him he would have to go before the ZBA. Mr. Arteaga understood and stated that he would call Mrs. Rouleau-Cote on Thursday.

## **MINUTES**

**Mr. Villeneuve moved to approve the meeting minutes of June 5, 2018. Mr. Burnham seconded the motion. All were in favor, the motion passed unanimously.**

## **OTHER BUSINESS**

Mr. Porter asked if there were any new business or old business to attend to. None were noted.

Mr. Porter indicated that he would not be around for the Zoning Board of Adjustment meeting and asked if one of the other Board members could attend. Mr. Burnham asked when it would be held. Ms. Royce indicated that it was scheduled for Tuesday, August 28, 2018. Ms. Beliveau stated that she could attend the ZBA meeting on August 28<sup>th</sup>. Mr. Porter thought it was the week before and stated that he would be around for that meeting.

## **ADJOURN**

**Mr. Burnham moved to adjourn the meeting. Mrs. Donovan seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7.46 p.m.**

**The next Conservation Commission meeting is currently scheduled for Tuesday, September 4, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.**