



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: April 4, 2023

Location: 7 Main Street, Slade Building, Hubbardston, MA 01452

Members Present: Rick Green, Tony Coppola, Rich Clapham, Tom Larson, Bryan LaRochelle

Other Attendees: Michael Votruba, New England Environmental Design
Doug Drohan, D2 Builders
Mark Popham, R.S.
Katie Young
Barry Brown
Bonnie Cunningham
Mike Stoll
Kathy Lantiegne

Call to Order – 7:00 pm

1) Minutes Approval – Motion to approve 3/7/2023 minutes as written, by Member Coppola, seconded by Member Clapham, unanimous approval.

2) New Business

- a. Notice of Intent Public Hearing: Review of a Notice of Intent for work to be performed in a wetland resource area. The work involves construction of a new single-family home on Parcel 2_41 (Lot 1 Ragged Hill Rd).

Michael Votruba presents plan for construction of a new home, well, septic system, and driveway on Ragged Hill Rd. Construction of the driveway will require alteration of 1,657 ft² of wetland resource area, with a proposed constructed 1,700 ft² wetland replication area as mitigation. The wetland delineation was previously approved by the Commission in a Determination of Applicability.

Katie Young (abutter) expresses concern that the Commission is only seeing part of the picture. This application is for only one of the three lots that have had septic designs approved, and an ANR plan for the new lots have not been submitted for endorsement by the Planning Board yet. She also indicates that she and the other abutter Barry Brown are both having flooding problems from the newly cleared lots. She is concerned that the increased runoff from the new lots will wash out her driveway.

Barry Brown (abutter) confirms that he has been experiencing increased basement flooding since logging of the lots and is concerned that drainage problems may affect his septic system.

Members Coppola and Larson observe that any decisions made by the Board will have to be based on the plans presented to them tonight – they can't consider future development plans not before the Commission in this application. Member Larson asks whether doubling the culvert capacity under the driveway to two 12" pipes would be helpful in addressing drainage concerns and whether D2 Builders would be amenable to this. Doug Drohan (D2 Builders) agrees to this.

Members Larson and LaRochelle discuss construction techniques for wetland replication areas. Member Larson thinks that all the bases have been covered with regard to wetland impacts of the proposed construction.

Member Clapham states that he would like to do a site walk and questions the wetland delineation. Member Larson asks whether Members Coppola and Green, who did the original site walk are comfortable with the wetland lines. Member Coppola indicates that for a single house lot, he is comfortable with the lines.

Mike Stoll asks whether the proposed wetland replication area is at least 1:1 replacement of the altered area. Mr. Votruba says yes, it's greater than 1:1.

Chair Green motions to close the public hearing, seconded by Member Coppola, unanimous approval. The Commission discusses conditions and determines that the standard list of conditions will be appropriate. Member Larson asks to include the second culvert under the driveway as an additional condition. Member Larson makes the motion to approve the Order of Conditions as discussed, seconded by Member Coppola. The order is approved by a vote of 4-1; Yes - Green, Larson, LaRochelle, Coppola; No - Clapham.

- b. Notice of Intent Public Hearing: Review of a Notice of Intent for work to be performed in a wetland resource area. The work involves construction of a new single-family home on Parcel 3_1 (43 Birches Rd).

The hearing is opened on a motion by Member Coppola, seconded by Member Larson, unanimous approval.

Mark Popham, R.S. presents for the landowner Stan Suchocki. He has advised the owner to pursue his wetland approvals first, before preparing an ANR to divide the large existing lot. He describes the proposed plans and how they relate to riverfront area requirements under the Wetland Protection act. He observes that no work is proposed within the 100' buffer zone, the only applicable requirements relate to the riverfront issues.

Clerk Kresge observes that no DEP file number has been issued yet, so the Commission has not seen any comments that DEP might have on the application.

Bonnie Cunningham (abutter) would like to know how many houses are proposed. Mr. Popham responds that it is a single house. Kathy Lantiegne would like clarification if it's one or two houses, Mr. Popham responds that it is two houses in total, but they are separate applications and located on opposite sides of Birches Rd, one house per application.

Member Coppola proposes to continue the hearing while awaiting DEP comments, and would like to schedule a site walk. He requests that the house footprint be flagged out prior to the visit. Mr. Popham will flag the house and well locations by the middle of next week. On a motion by Member

Coppola, seconded by Member Clapham, the hearing is continued to the next regular meeting on May 2, unanimous approval.

- c. Notice of Intent Public Hearing: Review of a Notice of Intent for work to be performed in a wetland resource area. The work involves construction of a new single-family home on Parcel 3_43 (Lot A, Birches Road).

The hearing is opened on a motion by Member Coppola, seconded by Member Clapham, unanimous approval.

Mark Popham, R.S. presents for the landowner Stan Suchocki. He describes the proposed plans and how they relate to wetland issues, both riverfront area and work within the 100' buffer zone. Member Coppola inquires whether the wetlands have been delineated. Mr. Popham replies that he is an environmental scientist and that he did the delineation. The house and a good part of the driveway will be located within the 100' buffer zone. Erosion control measures will be employed for work within the buffer zone.

Member Coppola makes a motion to continue the hearing to May 2, seconded by Member Clapham, unanimous approval.

3) Administrative Matters

- a. The Commission welcomes new ConCom member Bryan LaRochelle.

The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Mark Kresge
Land Use Clerk