

TOWN OF SOMERS
Conservation Commission
600 Main Street
P.O. Box 308
REGULAR MEETING
WEDNESDAY, December 3, 2014
7:00 PM TOWN HALL
AGENDA

- I. PRESENT: *Chairman* -Ms. Joan Formeister, Ms. Lise Wood, Mr. Dave Askew-*Wetlands Agent*, Ms. Candace Aleks - *Secretary*, Mr. Henry Broer, Mr. Greg Genlott-*Planning Representative*. ABSENT: Mr. Karl Walton-*Zoning Representative*, Mr. Dan Fraro-*WPCA Representative*, Mr. Todd Whitford

AUDIENCE: Mr. Richard Leno, and Mr. Michael Mocko

- II. *Chairman* - Joan Formeister called this meeting to order: at 7:01 P.M.

OLD BUSINESS:

1. **Application #678. Discussion/Decision. 32 Bailey Lane.** Improve and widen existing driveway across wetland, install new culvert, and construct single family residence in upland review area. Richard Leno.

Mr. Askew, Wetlands Agent, and the applicant, Mr. Leno, reviewed the application with the Commission. Mr. Askew recommended that the elevation of the culvert be determined in the field and asked Mr. Leno if the surveyor, Mr. Aeschliman could assist by determining (apparent) standing water levels in the field. Mr. Leno agreed. The culvert will be installed at an elevation sufficient to maintain existing water levels in the wetland, to the extent possible.

Mr. Greg Genlot Motioned to Approve Application #678 with the condition that the elevation of the culvert be determined in the field by the applicant and Mr. Askew, Lise Wood 2nd, Motion Carried.

NEW BUSINESS:

2. **Application #680. 106 Turnpike Road.** One-lot subdivision. House, drive, and septic with driveway stream crossing. Applicant Frank Palmer, Estate of Jane Palmer.

Mr. Michael Mocko represented the applicant and described the application for a one lot subdivision, including a house, driveway, and septic system. Mr. Mocko noted that the original layout included a stream crossing, but the crossing was eliminated and the driveway was moved northerly, to achieve an adequate site line. The lot will have approximately 3.2 acres.

The proposed driveway is approximately 50 feet from the wetland boundary. The wetland contains two stream channels: one is an old diversion that no longer maintains flow, as the main channel has scoured below the elevation of the diversion channel.

Mr. Askew noted that the plan was submitted one day before the meeting and he has not had time do a thorough review. He also noted that there are no expected alterations to regulated resources and that the originally proposed crossing of the stream has been eliminated.

3. Application #681. 88 King Road/Bradley Road. Seven lot subdivision. Applicant: Brian Gallant.

Mr. Mocko gave a summary of the subdivision layout. The site contains a large wetland along King Road with one or more potential vernal pools. (Mr. Askew has informally monitored the pools for years and has not observed amphibian breeding activity, so the pools may dry-up to early in the spring to support obligate vernal pool species). There will be no subdivision road, and individual driveways will be constructed for each lot. Several of the driveways are over 500 feet long. Lots have an unusual configuration to meet zoning frontage requirements. Lots range in size from 1.06 Acres to 3.9 acres

Mr. Askew observed that lot number 2, which accesses from Bradley Road, is narrow and may not adequately accommodate a single-family residence. He commented that although there are no impacts wetland impacts associated with the "typical" house size shown, a future lot owner or developer may enlarge the house or add appurtenant structures. Although is difficult to anticipate future alterations, Mr. Askew believes that from a regulatory/policy perspective, the Agency should attempt to reduce the likelihood of conflicts with future landowners.

Mr. Askew concluded that he has not had time to review the proposed subdivision and would provide additional comment to the applicant before the next meeting.

Several Agency member commented on the unusual lot layout and the length of driveways. Ms. Formeister expressed concern that there may not be sufficient usable land on one or two lots and that she agrees that future landowner conflicts should be considered when reviewing a subdivision.

STAFF REPORT

Mr. Askew presented the Wetlands Report: Ms. Wood Motion to approve. Second Aleks. Motion Carries

MINUTES APPROVAL:

November 5, 2014. Formeister corrected Karl Walton's name. Motion Henry Broer, 2nd Ms. Alek. Motion carried

ADJOURNMENT

Motion to Adjourn Henry Broer and 2nd was Ms. Aleks. Motion approved: 7:50 P.M.