

**Wrentham Conservation Commission**  
**Minutes of March 14, 2024**  
**VIRTUAL PUBLIC MEETING**

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WRENTHAM, MA

2024 APR -2 AM 8:32

Chair Leo Immonen, Vice Chair Julie Garland, Clerk Dianne Demarais (arrived at 7:06 pm) Members: Maria Jomides, Delana Reardon, Seth Jensen, Janet Sozio, Agent Darryl Luce and Land Use Specialist Heather Ledbetter were present. The Chair opened the meeting at 7:01pm and announced that the meeting would be recorded.

**PUBLIC HEARINGS, MEETINGS and APPOINTMENTS**

**7:15 pm SE 351-1202 – Continued Abbreviated Notice of Resource Area Delineation (ANRAD), 256 Beach St. & 516,521,584 Taunton St. from Stephen Meltzer, Edgewood Development Co., LLC.** The Applicant has requested a continuance to 3/28/2024.

A motion to continue the hearing to 7:15 pm on 3/28/24 was made by Ms. Reardon, was seconded, and passed 7-0-0.

**7:30 pm SE 351-1204 – Notice of Intent – 55 Lakeside Ave from Andrew Gordon** for the proposed demolition of 2 single family houses and the construction of one single family house, utilities, septic and driveway as well as the reconstruction of existing deck and patio. The applicant Mr. Andrew Gordon and Mr. Rick Goodreau, United Consultants, Inc. presented the project.

Mr. Goodreau said the property has two existing single-family houses which are serviced by a cesspool. The plan is to remove the two existing houses and replace with a single house and remove a concrete slab covered by a wood deck at the edge of the lake. The existing dock and patio over the Lake were permitted under Chapter 91 in the 1950's. The Applicant plans to remove the dock in the off season. The erosion control measures are dependent on the construction schedule. The first step is the demolition the 2 existing houses encircling them with a 6-foot construction fence with fabric. Mr. Goodreau said that water will be used to keep the dust down. Mr. Immonen expressed concern about the disposition of this water and keeping it from flowing into the lake. All demo materials will be taken off site. A compost sock will be installed along the entirety of the rear of the yard during the excavation of the foundation and the new house construction. Retaining walls will be installed on both the east and west sides of the house with stairs on the west side of the house. A compost sock will be installed on the street side of the project during these activities.

Mr. Goodreau said fill and grading on the street side of the new house will be elevated and directed toward Lakeside Ave instead of toward the lake. A crushed stone dewatering trench will be constructed under the construction entrance until the grading and foundation phase is complete at which time it will be changed to a construction entrance. The BOH has approved the septic plan. The ZBA has approved a Special Permit for this plan.

Ms. Sozio asked if the fill will be clean and devoid of invasive plant material. Mr. Goodreau will provide information on the source of the fill.

Mr. Immonen asked if the existing dock will be removed and replaced with a removable dock. Mr. Gordon said that he intends to eventually replace with an aluminum removable dock. The dock is supported by 4 x 4's which are in the lake.

Mr. Immonen reviewed some details on the plan that needed to be altered. He said that the straw wattle should be replaced with a compost sock as is the Commission's preference. Mr. Immonen asked about the total square footage as noted on the plan. Mr. Goodreau said that the total square footage includes the square footage of the wooden deck on top of the concrete patio.

DEP provided technical comments - Documentation of the method for BVW and other resource area boundary delineations was not included in the DEP copy. Work appears to be occurring in the pond to remove a dock within the Resource Area. Applicant should include this work quantity in the NOI, as well as detail erosion and sedimentation controls to protect the pond. Documentation of the method for BVW and other resource area boundary delineations was not included in the DEP copy. Work appears to be occurring in the pond to remove a dock within the

Resource Area. Applicant should include this work quantity in the NOI, as well as detail erosion and sedimentation controls to protect the pond.

Mr. Goodreau asked for a site meeting with the Agent to discuss the erosion control and the wetland delineation comments made by DEP.

The Agent also agreed that compost socks should be used on the project and to meet with the engineer at the site.

A motion to continue the hearing to 7:45 pm on 3/28/24 was made by Ms. Jomides, was seconded, and passed 7-0-0.

## **ORDER OF CONDITIONS**

**SE 351- 1107** – 2 Year Extension of Order of Conditions from Mr. Paul Bartony for the construction of decks, entry steps, driveway and catchment system on the property located at 241 Walnut Rd.

The Agent suggested that the OOC Extension be issued.

A motion to issue the OOC Extension for 2 years was made by Ms. Reardon, was seconded, and passed 6-0-0. (prior to Ms. Demarais' arrival)

A roll call was used for each vote in the meeting.

## **NEW BUSINESS**

**Minutes: February 22, 2024** - A motion was made by Ms. Garland to approve the minutes as drafted was seconded, and passed unanimously 6-0-0. (prior to Ms. Demarais' arrival)

**Comments on MACC Annual Environmental Conference** – The Chair described some of the presentations he attended at the Conference and members commented on their experiences.

### **Agent's Report –**

The Agent said the 613 West St. enforcement order was issued by certified mail.

A motion was made by Ms. Jomides to adjourn at 8:16 pm, was seconded, and passed unanimously 7-0-0.

Respectfully submitted by Heather Ledbetter, Land Use Specialist.

**Next meeting: March 28, 2024**