

## Minutes of a Conservation Commission Meeting – 22 September 2021

Members present: Jeff Carlson, Peter Vincent – Chairman, Lil Province, Max Gibbs, Bob Avakian

Absent: Christina Brown, Geoff Kontje

Staff: Jane Varkonda, Lisa Morrison

**Millon – 15 Plantingfield Way.** NOI to construct a 40 x 16 pool, pool cabana, and extend deck. Tom Carberry of Sherman Associates was present for the applicant. Mr. Carberry noted that all the proposed improvements meet setbacks and construction will take place on the far side of the lot, away from the resource area. A few mature white pines will need to be removed from the construction site.

Carberry said that the proposed screen porch will be built over an existing deck and the owners would like to add an extension to the deck – at the same level – as shown on the site plan. The area around the pool will remain grass, except in the section that abuts the proposed cabana, which will be a pervious patio.

They intend to level the pool area, which may include some changes in grade, possibly between 30 to 36 inches. Carberry showed a cross-section of the pool, which is based on a 1983 test performed by Schofield, Barbini & Hoehn. Once the excavation begins, a new test hole will be dug. An updated groundwater calculation may change the depth of the pool, as the intent is to keep the pool out of groundwater. The final depth of the pool could also impact the configuration of the retaining wall shown on the plan. Should any changes in either the cross section of the pool or the retaining wall be necessary, updated plans will be submitted for approval.

Vincent asked if a landscape plan was available. Carberry said that it will be submitted prior to the end of construction.

Vincent asked if a dry well was proposed. Carberry noted the location of the dry well on the plan and said that it will likely be a perforated concrete unit set in gravel.

Lil Province gave a brief site report. She said that there are beautiful mature trees on the side of the property away from the pool, which – thankfully – will not be impacted. She said that the white pines that will be removed are old and not doing all that well. She said that the project seem clear and straightforward.

Carlson agreed and said that the proposed new driveway will provide easy access for construction equipment and minimal damage to the property. He said that the applicant had informed all his neighbors in the circle of the project.

Vincent asked if there was any public comment. There was none.

Province made a motion to approve the project as presented with standard pool conditions. Applicant will provide an updated calculation of the depth to groundwater prior to construction and any changes to the pool cross section or retaining wall. A landscape plan will be submitted prior to the end of construction.

Carlson seconded the motion. Unanimously approved by roll-call vote.

**Other Business:**

A proposal from Donaroma's Nursery to have another plant sale at the Waller Farm over Columbus Day was unanimously approved by roll-call vote.

There being no further business the meeting was adjourned at 4:20 p.m.

Approved: \_\_\_\_\_