

**Town of Scituate  
Conservation Commission  
Town Hall Selectmen's Hearing Room  
Meeting Minutes  
November 18, 2013**

Meeting was called to order at 6:05 p.m.

**Members Present:** Mr. Harding, Acting Chairman, Ms. Caisse, Ms. Scott-Pipes and Mr. Schmid.

**Also Present:** Patrick Gallivan and Carol Logue, Secretary

**Order of Conditions:** Fern Properties, 214 Thomas Clapp Road (9 lot subdivision)

Deb Keller from McKenzie Engineering, Joe and Dave Iantosca, Paul Bourke and Laura Harbottle, Planner were present. The applicants have stayed out of the 125' to vernal pools. On Lots 3, 4, 5, the 250' is coming through the property. Ms. Scott-Pipes: would like to see that any 8" or larger trees remain behind those lots. Mr. Gallivan: They will have to file for each house lot in our jurisdiction. Laura Harbottle: All those lots are going to be graded for walk-outs. There is limited grading on some. Lot 4 has grading, might be difficult to keep all the trees. Lot 7: open to Conservation suggestions even if it is out of the buffer. Someone paid for Steve Ivas's report, seems like his recommendations should be carried out. Ms. Caisse: #110 who would be maintaining the trees in the buffer zone? Mr. Gallivan: required plantings under the Planning Board Plan going into the site. Then there's a Homeowners' Association? Are you talking forever? Who's going to be maintaining? Mr. Iantosca: Usually it will take a year and a half or two years – if they die, they will be replaced. Ms. Scott-Pipes: usually we ask for 2 growing seasons. Mr. Schmid: received comments from applicants today, does this reflect changes? Looks like there is overlap regarding the turtles. Mr. Gallivan: There are still a couple of orders that have questions. Turtle nesting is taken care of by Natural Heritage, erosion controls are firmly in place. Don't want turtles to get into the site and get crushed. Think we have to go with what Natural Heritage recommends. Some of the stormwater management orders don't satisfy SWPPP. Eliminated duplication? Yes; will report as needed. SWPPP has pretty strong demands. Some of these are going to be the Planning Board's orders. The initial testing of the basins is pretty much under Planning Board; all in drainage report. Laura will be hiring someone to be sure they are installed correctly. Mr. Schmid: #122. Requires monies for Conservation replication and the applicant asked why are monies being required for Planning and Conservation. Mr. Gallivan: Penny had discussed what had been done in the past. Doing two different things – our money is to be sure the replication takes. Ms. Harbottle: Planning Board has their own account for road construction and drainage. For a road like this it might be \$100,000-\$120,000. Mr. Iantosca: at some point in the process of construction, an engineer is requested to do a survey, including all the plantings. For remaining work, the engineer will do an estimate of funds required. Some towns request 1-1/2 or 2 times the amount. Want to get the majority of work done with the exception of paving the final coat on the roadway, other than that all basins and plantings are installed. Typically want to get three quarters of the way through the project, otherwise not marketable; majority of the infrastructure is in, 75% to 80% of the work would be done including catch basin cleaned up and lawn planted. Planning Board would have to vote an amount or hold certain lots for security. Ms. Scott-Pipes: this is a small amount of money requested for replication; if things don't grow, we'll have money to have them replaced. Mr. Gallivan: amount of funds is usually based on a square footage of disturbance. Ms. Harbottle: think it is important; seems like a good idea. Ms. Scott-Pipes: Conservation posts should be installed at the 50' buffer zone and the 125' to the vernal pool. Mr. Gallivan: Markers are mentioned along the limit of cutting. Tree line may be more than the 50', but can never be less than 50' or 125' to the vernal pool. Set permanent markers at the 50' buffer and 125' buffer. Steve Ivas suggested putting tape across the trees. It is critical to stay out of the 125' buffer to vernal pools; needs to be very clear. Motion to add permanent markers every fifty feet at the 50' and 125' buffer zones on all lots under Commission jurisdiction Ms. Scott-Pipes. Ms. Caisse: it would be better if the stipulation was recorded on the deed; there are a few that don't have to file. Ms. Harbottle: the 3 rear lots should follow what Steve Ivas recommended. Mr. Gallivan: there are two different cut lines. The initial clearing is not going to clear as far as they are allowed. #111 has a question mark – it is regarding water quality monitoring. During construction is the water leaving the site? Ms. Keller: Requires inspection every 14 days and erosion controls need to be inspected. Mr. Gallivan: If there is a heavy rain, will need to go out to the site. Erosion controls get documented in the SWPPP notebook. Ms. Scott-Pipes: they would not be pumping water in or out of the wetland area? Mr. Gallivan: if any dewatering is required they have to come to us. Motion to add the condition that permanent posts and signage be installed at the 50' buffer and the 125' buffer to the vernal pool. Ms. Scott-Pipes. Second Mr. Schmid. Motion passed by unanimous vote. Ms. Scott-Pipes: Lot 2 the 50' buffer is right behind the tree line, concerned they will go past them. Mr. Gallivan: follow the approved tree line. Motion to accept the conditions as amended Ms. Scott-Pipes. Second Mr. Schmid. Motion passed by unanimous vote.

Meeting adjourned 6:50 p.m.  
Respectfully submitted,

Carol Logue, Secretary