



Incorporated 1787

Conservation Commission

[DRAFT] WCC Walk Notes – June 1, 2024, 8 a.m. submitted by T. Failla, Conservation Planner

Present: M. Lubell and A. Squance, as designated Commission representatives.

8 Jana -Mr. and Mrs Hofer and Dean Martin, engineer, were present. Before walking the property T. Failla briefed the commissioners on the proposed plans (Property Survey Data Accumulation Dec. 21, 2023 by Huntington, Wetland Buffer Restoration Planting Plan May 8, 2024 by Aleksandra Moh and Drainage Plan May 6, 2023 by Grumman Engineering). The property owners seek a permit for building additions, drainage system and wetland buffer mitigation following land clearing and establishment of a boulder wall in and near the wetland edge on the property that took place prior to applying for wetlands permit. The following questions arose for discussion at the June 20 commission Zoom meeting: 1. Should the boulder wall be pulled back from the wetland edge, removed or remain in place? 2. According to the survey, clearing activity appears to have encroached on the neighboring 118 Old Easton Tpk property. Do the Hofer's have permission to work in that area? If not, will they obtain permission to restore the disturbed area on the neighboring property? 3. What is the size in square feet and percentage of total property area of the cleared area and the wetlands on the property? 4. What is the current grade contours of the cleared area vs the contours shown on the survey? 5. Does the drainage plan take into consideration the current grading? 6. What is the sequence of work to be performed in relation to the mitigation and drainage system and the work on additions to the residence? 7. Who will supervise and sign off on the mitigation and drainage system work?

48 Kettle Creek – Tom Kelley the property developer was present and guided the commissioners through plans for site development (Proposed Site Development Plan 4/2/2024 by B&N Engineering) and some revisions he is contemplating in terms of positioning the proposed residence and pool. Mr. Kelley showed the commission a revised plan May 28, 2024 and decided at the end of the walk to make some additional revisions, which he will deliver to the commission before June 18. The septic and drainage plans are to remain the same as in the original plan. Questions arose regarding: 1. The new location for the pool and whether re-grading and possible retention wall or steep slope could be minimized or avoided within the upland review area? The house itself is proposed to remain outside the URA. 2. What is the footprint of the current house patio and driveway vs the proposed plan for impervious surfaces? 3. What are the existing spot elevations at the pool location and the proposed pool and patio corners? 4. How will water from the pool coping and patios be handled? 5. What will be the new location of E&S controls during the project given dense vegetation in the area where the current plan shows the controls? 6. What is the landscaping plan for the project given that some large mature maples will need to be removed?



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Cleared areas photos 8 Jana - 1, 2, 3 and 4

1. Easterly yellow flag indicates gas line; 2. Westerly; 3. Southerly; 4. Northerly back of house



48 Kettle Creek – 1, 2, 3

1. Northwesterly; 2, Easterly; 3. Pool area easterly



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