

Meeting Minutes – Rowe Conservation Commission – November 3, 2015

Present: Virginia Gabert, Prue Berry, Myra Carlow, Ramon Sanchez – Commission (Bob Clancy, absent)
Jesse Laford (NEE), Matt Lewis (NEE), David Lunetta (NEE), Marshall Olsen (Bear Swamp Power Co), Colin O'Connor (Brookfield Assistant Project Manager)

Meeting called to order at 9:31 am.

- Pre-Activity Meeting with Bear Swamp regarding work described in NOI and OOC for the creation of a rustic hiking trail between Zoar Gap and Monroe Bridge:

Myra reviewed proposed special conditions.

Acknowledged that landowner agreements are different format for private landowner vs company owned land.

Brookfield/Bear Swamp is the contact for the project on an ongoing basis.

Marshall Olsen explained the history of the project, which started in approximately 20 years ago when the land was all owned by one landowner. Since then, it has been split to five entities. However, the Bear Swamp project license included the agreement to build this trail. Brookfield re-license “inherited” this responsibility. FRC has allowed seven extensions, and finally all parties have agreed to allow the construction of this trail. The responsibility for construction and maintenance is Bear Swamps. NEE (New England Environmental) is the contractor responsible for design and construction.

Discussion ensued about the impact of the TransCanada bank and roadway restoration project on the ability to build this trail.

The estimated time for completion is within a couple of weeks.

When construction is complete, they will provide a maintenance plan to the Commission and the Commission will evaluate to determine whether to issue a Certificate of Completion.

- Enforcement Order 11 Hazelton Road:

Kim Thayer, a logger from Vermont, believes that they do not need a cutting plan for the Lisa Bryant property because it is under the threshold. Myra highlighted the law specifying that cutting within 200' of a river needs a permit from the Conservation Commission. They are not doing a clear cut, but are cutting approximately 16 Oak trees for timber sale (not personal use). Myra presented draft Enforcement Order, which was ratified.

- Schedule next meeting:

Will be scheduled when needed – via email.

Meeting adjourned at 10:20am.

Respectfully submitted,

Virginia Gabert

Approved by Commission on (date) 1/19/15

 chair

NOT TO SCALE

TOP OF FOUNDATION
ELEV. = 103.12
(EXISTING)

BUILDING
INV. OUT. = 96.9+
(EXISTING)

FINISH GRADE = 101.3

FINISH GRADE OVER SEPTIC TANK = 96.0

WATERTIGHT R
WITHIN 6" OF

20" MANHOLES (3 REQ'D)

FIRST 2
OUTLET P.

93.85

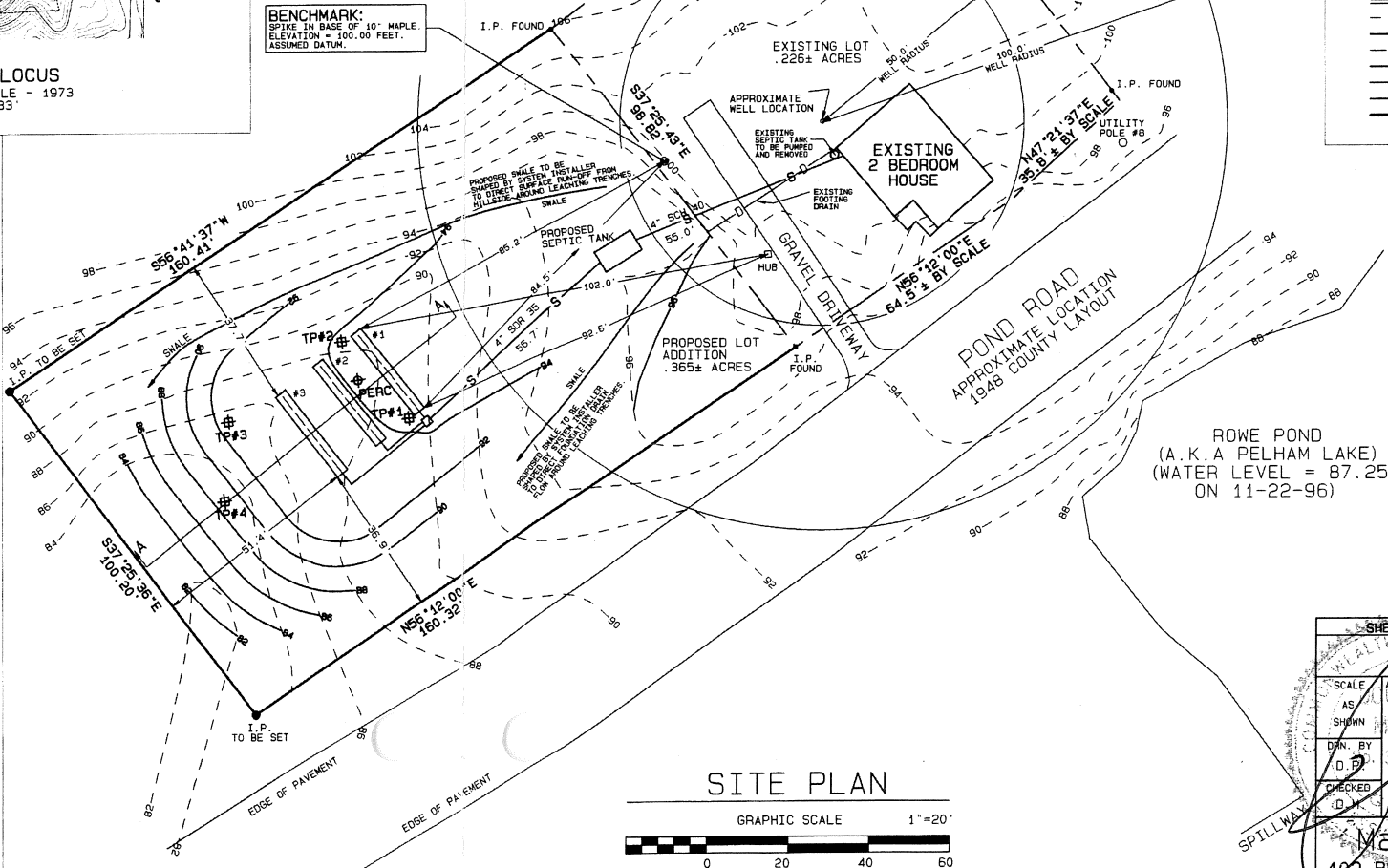
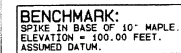
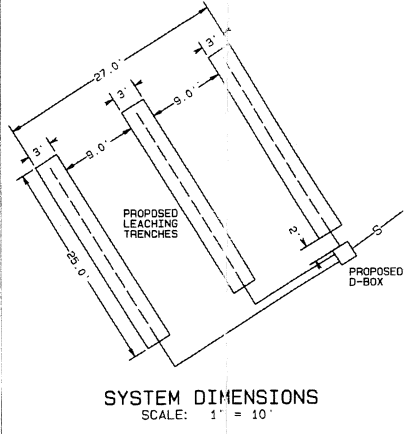
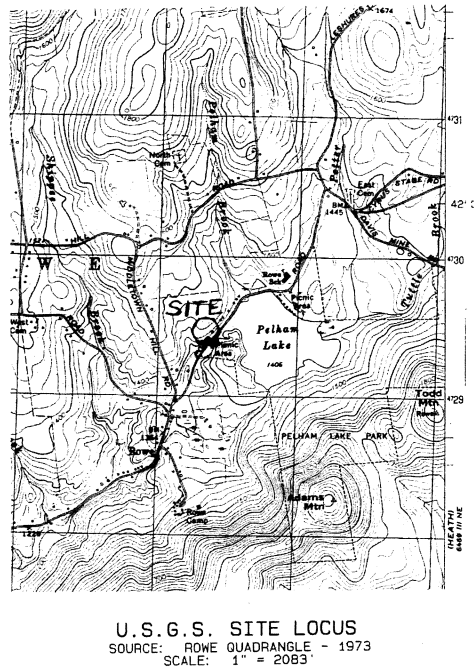
93.60

91.90

DISTRIBUTION
BOX TO BE INSTALLED
ON A STABLE LEVEL
6" OF CRUSHED

6" OF STONE UNDER TANK

1500 GALLON CONCRETE TANK
LENGTH 10'-6", WIDTH 5'-8", DEPTH 5'-4"
TANK TO BE INSTALLED ON A STABLE LEVEL BASE (6" DEEP CRUSHED
INLET AND OUTLET TEES LOCATED ON THE CENTERLINE
OF THE TANK.



ROWE POND
(A.K.A PELHAM LAKE)
(WATER LEVEL = 87.25
ON 11-22-96)

NOTES:

1. THIS PLAN IS FOR THE REPAIR OF AN EXISTING FAILED SEPTIC SYSTEM.
2. DISTRIBUTION LINES SHALL HAVE CANS INSTALLED.
3. EXISTING TRENCHES (HORIZONS 0 & A) BENEATH THE LEACHING TRENCHES AND TO 5' ON ALL SIDES OF THE TRENCHES. REPLACE WITH FILL MATERIAL MEETING THE REQUIREMENTS OF SECTION 15.05 (S).
4. THE EXISTING SEPTIC TANK MUST BE PUMPED AND REMOVED FROM THE SITE.
5. TITLE 5 REQUIRES OBSERVATION OF THE INSTALLED SYSTEM BY THE DESIGN ENGINEER AND A BOARD OF HEALTH MEMBER PRIOR TO THE BOARD OF HEALTH APPROVING THE SYSTEM. THE SYSTEM SHALL BE BACKFILLED PRIOR TO YOUR OBSERVATION. CONTACT OUR OFFICE AND THE BOARD OF HEALTH TO MAKE ARRANGEMENTS FOR YOUR OBSERVATION.
6. DISTURBED AREAS SHOULD BE LOAMED, RAKED, FERTILIZED, SEEDED AND MULCHED AT THE COMPLETION OF CONSTRUCTION.

PROPERTY LINE INFORMATION IS TAKEN FROM A PRELIMINARY PLAN
PREPARED BY MARK ANNIS, P.L.S. #35384, PREPARED FOR DOROTHY CALDWELL

VARIANCE TO TITLE 5 REQUIRED (DEP):

1. REG. 15.240 (1). REQUIRED DEPTH OF NATURALLY OCCURRING PERVIOUS SOIL IS 4 FEET. THIS PLAN REQUIRES A VARIANCE FROM 4' TO 28" OF NATURALLY OCCURRING PERVIOUS SOIL. HORIZON Bw IS CONSIDERED PERVIOUS MATERIAL AND IS INCLUDED IN THE PREVIOUSLY NOTED 28" DEPTH.

VARIANCE TO TITLE 5 REQUIRED (LOCAL):

1. REG. 15.405. THIS PLAN REQUIRES A LOCAL VARIANCE TO ALLOW A REDUCTION IN THE VERTICAL SEPARATION BETWEEN THE E.S.H.W.T. AND THE BOTTOM OF STONE FROM 4' TO 3'.

DEED RESTRICTION REQUIRED:
THIS SYSTEM IS DESIGNED FOR A FLOW OF 220 GPD AND THEREFORE REQUIRES
A DEED RESTRICTION LIMITING USE OF THE DWELLING TO TWO BEDROOMS, AS
DESCRIBED IN THE DEFINITION OF "BEDROOM" IN 310 CMR 15.002.
(REFERENCE 310 CMR 15.203(2) AND 15.240(5).)

LAND ACQUISITION NOTE:
THIS SYSTEM DESIGN REQUIRES THAT DOROTHY CALDWELL MUST OBTAIN OWNERSHIP OR DEEDED EASEMENT RIGHTS TO THE PROPOSED LOT SHOWN.

TEST PIT # 1		TEST PIT # 2		TEST PIT # 3		TEST PIT # 4	
ELEV. TOP = 89.3		ELEV. TOP = 88.4		ELEV. TOP = 85.2		ELEV. TOP = 82.8	
ESWHT = 86.8		ESWHT = 84.9		ESWHT = 82.7		ESWHT = 80.3	
OBS. H2O = NONE		OBS. H2O = 83.0		OBS. H2O = NONE		OBS. H2O = NONE	
BOTTOM = 86.0		BOTTOM = 82.7		BOTTOM = 82.2		BOTTOM = 79.8	

TEST PIT # 1		TEST PIT # 2		TEST PIT # 3		TEST PIT # 4	
HORIZON 0		HORIZON 0		HORIZON 0		HORIZON 0	
HORIZON A	3"	HORIZON A	3"	HORIZON A	3"	HORIZON A	3"
SANDY LOAM		SANDY LOAM		SANDY LOAM		SANDY LOAM	
7.5YR 3/4		10YR 3/4		10YR 3/4		10YR 3/4	
HORIZON Bw	9"	HORIZON Bw	8"	HORIZON Bw	6"	HORIZON Bw	8"
SANDY LOAM		SANDY LOAM		SANDY LOAM		SANDY LOAM	
5YR 3/3		5YR 4/4		5YR 3/3		5YR 4/4	
HORIZON Bc	16"	HORIZON Bc	23"	HORIZON Bc	20"	HORIZON Bc	20"
SANDY LOAM		SANDY LOAM		SANDY LOAM		SANDY LOAM	
10YR 4/6		10YR 4/6		2.5Y 4/3		2.5Y 4/4	
E.S.H.W.T.	28"	E.S.H.W.T.	40"	E.S.H.W.T.	30"	E.S.H.W.T.	30"
HORIZON C	30"	HORIZON C	42"	HORIZON C	30"	HORIZON C	30"
SANDY LOAM		SANDY LOAM		SANDY LOAM		SANDY LOAM	
5Y 4/3		2.5Y 4/4		2.5Y 4/3		2.5Y 4/4	
HORIZON R		HORIZON R		HORIZON R		HORIZON R	
OBS. H2O	65"	OBS. H2O	65"	OBS. H2O	65"	OBS. H2O	65"

DESIGN DATA

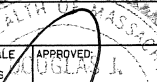
DESIGN BASED ON SINGLE FAMILY RESIDENCE (TWO BEDROOM)
DESIGN FLOW 110 GALLONS PER DAY PER BEDROOM
TOTAL DESIGN FLOW = 220 GALLONS PER DAY.
SEPTIC TANK
220 GALLONS X 20% = 440 GALLONS DESIGN CAPACITY.
USE 1500 GALLON SEPTIC TANK.
LEACHING TRENCHES
SIDEWALL:
2' X 25' LENGTH X 1.0' DEPTH = 50 SQUARE FEET.
50 SQ. FT. X 0.60 GAL. PER SQ. FT. = 30 GAL. LEACHING.
BOTTOM:
25' LENGTH X 3.0' WIDTH = 75 SQUARE FEET.
75 SQ. FT. X 0.60 GAL. PER SQ. FT. = 45 GAL. LEACHING.
TOTAL NUMBER OF LEACHING TRENCHES 3
TOTAL LEACHING AREA = 375 SQUARE FEET.
TOTAL LEACHING CAPACITY = 225 GALLONS PER DAY.

GENERAL NOTES

- 4" PIPE WITH TIGHT JOINTS TO BE USED IN DISPOSAL SYSTEM
EXCEPT WHERE OTHERWISE NOTED.
4" UP 35 PSI REINFORCED PIPE TO BE USED IN LEACHING AREA.
1500 GALLON REINFORCED CONCRETE SEPTIC TANK.
HOWEVER, BOARD OF HEALTH MUST BE NOTIFIED WHEN
SYSTEM IS NEARLY COMPLETE AND BEFORE BACKFILLING.
ELEVATIONS BASED ON ASSUMED DATUM.
UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS SHALL
BE INSTALLED IN ACCORDANCE WITH TITLE 5 OF THE STATE
SANITARY CODE AND ANY APPLICABLE LOCAL RULES.
ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE BOARD
OF HEALTH AND THE DESIGN ENGINEER.
THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE GRINDER.

LEGEND

- 100 --- EXISTING CONTOURS
 --- 100 --- PROPOSED CONTOURS
 --- 4" SDR 35 PERFORATED PIPE
 S S 4" SDR 35 OR SCH 40 SOLID PIPE
 D D FOOTING DRAIN
 --- --- EXISTING PROPERTY LINE
 --- --- PROPOSED PROPERTY LINE

SHEET NO. 1 OF 1 									
SCALE	APPROVED:	REV.	DATE	BY	DESCRIPTION				APPR.
AS SHOWN		TITLE		SUBSURFACE SEWAGE DISPOSAL PLAN					
		FOR		IN ROWE, MASSACHUSETTS					
DRN. BY		LOCATION:		DOROTHY CALDWELL					
(D.D.)		DATE:		38 POND ROAD					
CHECKED		JUNE 12, 1997				JOB NO.		96-106	
(D.D.)		MacLEAY ASSOCIATES, INC. 102 BRIDGE STREET, SHELburnE FALLS, MA 01370 TELEPHONE: (413) 625-9774 FAX: (413) 625-9704							