

Town of Newbury
Conservation Commission Meeting
September 3, 2020
Via Zoom

Attendees: Brian Colleran, Ben Gahagan, Peter Paicos, and Dan Streeter and Agent Holt
Excused: Kevin Stromski and Bill Lord

Triple Q Inc. c/o John Colantoni (Colantoni Crossing off 108 Main Street) DEP #050-1326-
a continued NOI to construct a new road, grading, utilities and stormwater management features for a five-lot residential subdivision. Work is proposed within the resource area and within 100 ft buffer zone to wetlands resource areas.

Triple Q Inc. c/o John Colantoni (Lot #1; Colantoni Crossing off 108 Main Street) DEP #050-1325 – a continued NOI to construct a new house, drive, septic system and grading on Lot 1. Work is proposed within 100 ft buffer zone to wetlands resource areas.

Triple Q Inc. c/o John Colantoni (Lot #2; Colantoni Crossing off 108 Main Street) DEP #050-1324 – a continued NOI to construct a new house, drive, septic system and grading on Lot 2. Work is proposed within 100 ft buffer zone to wetlands resource areas.

Triple Q Inc. c/o John Colantoni (Lot #3; Colantoni Crossing off 108 Main Street) DEP #050-1323 – a continued NOI to construct a new house, drive, septic system and grading on Lot 3. Work is proposed within 100 ft buffer zone to wetlands resource areas.

Triple Q Inc. c/o John Colantoni (Lot #4; Colantoni Crossing off 108 Main Street) DEP #050-1322 – a continued NOI to construct a new house, drive, septic system and grading on Lot 4. Work is proposed within 100 ft buffer zone to wetlands resource areas.

Triple Q Inc. c/o John Colantoni (Lot #5; Colantoni Crossing off 108 Main Street) DEP #050-1321 – a continued NOI to construct a new house, drive, septic system and grading on Lot 5. Work is proposed within 100 ft buffer zone to wetlands resource areas.

John Colantoni, Triple Q inc., Thad Berry, Engineer, and Bill Manuel, Wetlands Specialist, were present. Mr. Colantoni started by saying that they went in front of the Planning Board last night (9/2/20) and we are ready to submit our definitive plans. Mr. Manuel went on to say that they had moved ahead on doing some “Nip and Tuck” of each house lot per the Commission. Lot 3 we were able to tighten up the limit of clearing to gain some ground. Lot 4 we flipped the house and moved garage on the other side and shortened up the driveway by 35 feet which pushed the house out of the buffer zone. Lot 5 was essential a wash since it was nearly already outside of the buffer. We calculated that we have a decrease of around 1300 square feet of work in the buffer zone. Our first submission we came in with 2.8 acres in the buffer, last week’s submission was reduced to 2.6 acres and with this last “nip and tuck” exercise we have further reduced the work to 2.3 acres.

Mr. Manuel said that when taking a look at Lot 1 we did not have a whole lot of latitude because of the septic system. And with Lot 2 there was not a whole lot we could do since we have the stormwater detention feature.

Chairman Colleran and Agent Holt, along with Mr. Manuel had previously walked the site and looked at replication areas. Lot 4's replication area was in the best location. There are a few mature trees in the replication area that we are willing to preserve and could be added to the Order of Conditions.

Mr. Manuel said that in regards to Lot 3 there was a lot of discussion about moving the replication area. Chairman Colleran preferred moving the replication area between the developed area and the paved driveway. Mr. Streeter stated that he thought Lot 3 replication area made sense staying where it currently was.

Mr. Gahagan asked B. Manuel if he had the calculations of what percent of work will be done in the buffer. Mr. Manuel said the site is 8.2 acres, which 3.9 of those acres were impacted. Of that, 2.3 acres consisted of work in the buffer. The percentage of that is 58% of work in the buffer which means 47% of the site is impacted. For a small site more than 50% of site ends up untouched. Mr. Gahagan thanked Mr. Manuel for doing those calculations.

Leslie Matthew, a Newbury citizen, asked if Lot 3 wetlands were seasonal wetlands or continuous wetlands and if there would be some kind of culvert. Mr. Manuel said that this area was considered a shrub swamp with no surface water. The water was at ground or just above the surface. There will be a box culvert 6 feet wide by 4 feet high.

Chairman Colleran felt that they were out of things to discuss. All members agreed that they would like to see the final plans, including the updated drainage plan that Agent Holt was interested in viewing. All agreed that they keep this open until they submit the final plans. Mr. Colantoni told the Commission that final plans will be submitted on September 10, 2020. If possible, we would like to get a vote at the next meeting which would be September 15, 2020.

Agent Holt offered the Commission the option of after he reviews the final plans, we will close out the road and deal with the lots at a later time. Chairman Colleran asked Agent Holt to have the Wetlands Replication specific orders written up so the Commission can be all in agreement.

Mr. Paicos made the first motion to continue the roadway hearing until September 15, 2020 meeting and continue the 5 lots until October 6, 2020 meeting. Mr. Gahagan made the second motion. All in favor.

Meeting adjourned 8:30 pm

Respectfully submitted,

Gretchen E. Girard