

**Rochester Conservation Commission  
December 4, 2018**

**Present:** Michael Conway, Chairman  
Daniel Gagne, Vice Chairman  
Christopher Gerrior  
Laurene Gerrior  
Maggie Payne

**Absent:** Chris Post

Laurell J. Farinon, Conservation Agent  
Margaret Gonneville, Board Administrator

The meeting was held in the Town Hall conference room. Chairman Conway called the meeting to order at 7:00 p.m. and announced that the meeting was being televised.

**Public Hearing**

***(Continued from November 20, 2018)* DEP File # SE 272-0561 An Abbreviated Notice of Resource Area Delineation filed by Steve Long, Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851, for property located on 75 Vaughan Hill Road, Rochester, MA 02770, designated as Lot 23 on Assessor's Map 32. The purpose of the filing is to confirm 6,662 linear feet of Bordering Vegetated Wetland boundary. The property owner of record is Kiriakos A. Rentumis, 75 Vaughan Hill Road, Rochester, MA 02770.**

Chairman Conway announced that Steve Long of Borrego Solar Systems sent a letter dated November 28, 2018 requesting a continuance until December 18, 2018. A motion to continue the public hearing until December 18, 2018 was made by Member Christopher Gerrior and seconded by Member Payne. Vice Chairman Gagne recused himself from the vote. **The motion passed by a vote of 4 in favor, 0 opposed, 0 abstained (4-0-0).**

**Public Meeting**

**A Request for Determination of Applicability filed by Linden 35, LLC c/o Jermaine Hurley, 4 Judson Drive, Fairhaven, MA 02743 for work on property located on 15 Wolf Island Road, Rochester, MA 02770. The applicant proposes to upgrade the existing septic system (installed circa 1985) to Title 5 Compliance by installing a 1,500 gallon septic tank, 1,000 gallon pump chamber and leaching area. The driveway will be reconfigured/redefined and downsized. Prior to any excavation erosion control shall be deployed. The proposed work will occur within the 100-foot Buffer Zone of a Bordering Vegetated Wetland; a portion of said work is proposed within the 200-foot outer riparian zone of Branch Brook. The property owner of record is Linden 35, LLC c/o Jermaine Hurley, 4 Hudson Drive, Fairhaven, MA 02719. The project location is 15 Wolf Island Road which is designated as Lot 5C on Rochester Assessors' Map 3.**

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**Documents submitted:** *Plan entitled "Sewage Disposal System Repair Plan for Property Known as 15 Wolf Island Road in Rochester, MA" Prepared for Linden 35, LLC, Sheet 1 and Sheet 2, dated November 13, 2018, Prepared by N. Douglas Schneider & Associates, Inc.*

Doug Schneider of N. Schneider & Associates, Inc. and Jermaine Hurley were present at the public meeting.

Mr. Schneider stated that the house was built in the mid 1980's and the septic system needs to be upgraded to meet Title 5 standards. They propose to install a 1,500 gallon septic tank and reconfiguring and downsizing the driveway. Erosion control barriers are proposed to protect wetland resource areas.

Vice Chairman Gagne asked if the dwelling is connected to town water: Mr. Schneider replied that it was tied to the water from the Town of Marion. Vice Chairman Gagne expressed concern about the ability of the pump chamber to operate during power outages.

Agent Farinon displayed photographs of the property on the Samsung Flip Chart, and explained the limits of wetland resource areas on the subject property. Proposed grading and the tank will be in the outer riparian zone: erosion control barriers will encircle the area of proposed work. Agent Farinon recommended a Negative Determination of Applicability with a stipulation that the pump chamber be attached to a backup generator.

A motion to accept Agent Farinon's recommendation was made by Vice Chairman Gagne and seconded by Member Laurene Gerrior. Member Christopher Gerrior opposed. **The motion passed by a vote of 4 in favor, 1 opposed, 0 abstained (4-1-0).**

**Commission Business**

**Minutes**

A motion to approve the minutes of November 20, 2018 was made by Member Christopher Gerrior and seconded by Vice Chairman Gagne and all were in favor. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (5-0-0).**

**Voucher(s)**

The following vouchers were approved for payment: Nover-Armsrong Associates, Inc. / Village at Plum Corner Peer Review / Repurpose Properties Escrow Account: \$1,762.50.

**New Business**

**Policy on Minimum Requirements for As-built Plans for Single Family Dwellings**

Agent Farinon inquired as to what the Commission would like to exactly see on an as-built plan. Vice Chairman Gagne stated that it is important to see grading and the limit of clearing. Chairman Conway would like to see the original drawing plus the old version of the drawing.

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Member Christopher Gerrior stated that it would be helpful to a homeowner to have a checklist for the as-built plan requirements along with the application. Agent Farinon stated that she will work on a checklist.

**FEMA Map Changes**

Agent Farinon informed the Commission that FEMA is in the process of updating flood insurance rate maps and draft copies are presently available for review.

**Confirm Member Availability for Future Site Visits and Meetings**

Members present confirmed that they will be available for the next meeting on Tuesday, December 18, 2018. Agent Farinon announced that Member Post will be unavailable for a few months for personal reasons.

**Resignation of Member Laurene Gerrior**

Member Laurene Gerrior announced that she will be resigning from the Conservation Commission as of December 31, 2018.

**Adjournment**

The meeting adjourned at 7:55 p.m. on a motion made by Vice Chairman Gagne and seconded by Member Laurene Gerrior. **The motion passed by a vote of 5 in favor, 0 opposed, 0 abstained (6-0-0).**

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Margaret Gonneville, Board Administrator

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Michael Conway, Chairman