

Commission Representatives Annalise Ferrara, Michael Lubell and staff Tom Failla

17 Briar Oak – The applicant submitted a wetlands improvement application in fulfillment of CC-25-10-ADM permit Condition I (see below) to address the removal by hand of the accumulation of leaves and other yard waste deposited more than a foot deep in some areas in the wooded wetlands over an area of about 160 ft by 25 ft. This activity took place before the current property owner purchased the property on June 3, 2025. The plan also includes a restoration planting plan with native noninvasive shrubs. On Aug. 21, 2025, the Commission's agent granted an administrative permit CC-25-10-ADM for the replacement of a failing septic system in the upland review area. The proposed septic system is on a flat lawn area to the rear of the house at elevation 283 ft. according to GIS. The closest wetland flags are 25 ft to 50 ft away in a similar flat area at close to same elevation. The lowest point in wetlands according to GIS is 280 ft near a yard drain. The group walked around and in the wetland's restoration area noting lawn area in the front yard covering about 90x90 ft and a wooded wetland area of about 100x140 ft. The wooded acre has a number of mature, sapling and seedling size red and sugar maple and oak as well as some diseased beech trees. A few invasive shrubs and vines and herbaceous plants were noted as well as large areas of pachysandra growth, possibly the result of yard waste disposal. The group noted a yard drain close to elevation 280 ft at wetland Flag 12 approximately 14 ft NW of front property line and 45 ft NE from edge of paved driveway. The drain is not depicted on the Wetlands Improvement Plan, and the group was unable to determine its function nor whether it was connected to any pipes. At the end of the walk on the street John Manion 11 Briar Oak introduced himself and inquired about the application. Tom Failla said the walk was part of the review process and that details about the application are available online on the Conservation page. He also confirmed that Mr. Manion received the notification about the application with the link to the information and the scheduled Nov. 20 meeting when the application will be discussed. Commission questions that arose during the walk were as follows:

1. What is the function of the yard drain and is it connected underground pipes and where do they lead?
2. When will the septic work start and finish?
3. When will the wetlands restoration start and finish?
4. Where will the yard waste be taken?
5. What is the plan for addressing yard waste in the future?
6. How will the wetlands be identified and managed in the future?

Condition I. See note on the May 27, 2025 Septic System Repair Plan "Leaves shall be removed from within wetlands boundary - by hand, to be removed from site to an approved location." During the site walk staff noted that the wetlands area has been used as a dumping area for leaves and other yard waste. By law work within wetlands requires a permit from the full Conservation Commission. Thus, the applicant shall submit before Dec. 31, 2025, an application for a permit to remove the yard waste, leaves and any invasive plants and replant with appropriate noninvasive wetland plants and establish a visual cue to avoid future use of the wetlands as a dumping ground. The restoration plan shall be prepared and work supervised by a qualified soil scientist or landscape designer with demonstrated experience in wetland restoration.

See next two pages for walk photos for 17 Briar Oak.



17 Briar Oak front yard wetland lawn SE-NW WLF 10



Yard drain WLF12



WL gully SW-NE across lawn WLF 13-WLF8



View across leaf pile to septic area beyond shed WLF18



Leaf pile looking NE



Tree root collar buried in leaf pile



Pachysandra spread NE near WLF 2-5



Stonewall WLF 8-9 look to WL on Manion property to E.