

	<p>Town of Peru Conservation Commission Minutes of Meeting Tuesday, July 22, 2025 Town Hall Meeting Room 3 East Main Road, Peru, MA</p>
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Town of Peru

Conservation Commission

Notice of Meeting/Public Hearing

Tuesday, July 22, 2025 at 4:00PM

Town Hall Community Room

3 East Main Road, Peru, MA

1. Call to Order ~~4.03~~
2. Public Input for items not on Agenda
3. Review of Minutes 4-15-25
4. 20 South Road Extension-Notice of Intent (file# 260-031) for installation of septic system and drilled well. Applicant is Michael Wall. Homeowner is Bruce/Lisa Vachon.
5. Any other old/new business
6. Adjournment.

The list of matters are those reasonably anticipated by the Commission which may be discussed and other items not listed may also be brought up for discussion to the extent permitted by laws.

This meeting is held in accordance with the Wetlands Protection Act. (M.G.L. c. 131 Section 40, and Wetlands Protection Regulations (310 CMR 10.00).

OK
11-25-25

Minutes of July 22, 2025 Meeting:

Attendees:

Conservation Commission: Mike Frederick, Chair; Darryl Darby; Jim Kenney; Branden Mascolo
20 South Road Extension attendees: Bruce Vachon, Lisa Vachon,
Telephone connection at 4:15: Michael Wall from M. Wall Construction LLC.

Call to Order at 4:03pm.

Public Input for items not on agenda: None, no one from the public was present.

Review of Minutes 4-15-25: Minutes from the 4-15-25 meeting were signed and will be provided to the Town Clerk for posting.

20 South Road Extension-Notice of Intent (file# 260-031) for installation of septic system and drilled well. Applicant is Michael Wall. Homeowner is Bruce/Lisa Vachon. By way of background, members of the Board of Health and the Conservation Commission had visited 20 South Road Extension in 2023 after a complaint was filed with the Building Inspector. A successful perc test was completed in 2024. V. Bird, at the June 30 Board of Health Meeting, stated that the septic plans submitted by M. Wall were approved without change and that the permit would be issued after the installer is identified. The members of the Conservation Commission arranged a site visit on July 11 with the homeowners following receipt of the NOI which cited the driveway in a BVW as well as the proposed septic set-back from BVW being 25', rather than the 50' stipulated in the regulations. The following information was communicated to M. Wall following the visit:

1. The Conservation Commission would like to see the 25-foot line added to the plan in regard to the actual septic system. (This item was addressed prior to this meeting)
2. The Conservation Commission would like to see remediation done to increase the wetlands coverage on site. The reclamation would be approximately 1,400 square feet. This could take place at the north side of the house in an area that had previously been filled in and appears to contain long buried trash. M. Frederick offered to send, by separate e-mail, two pictures of the area. The area to be reclaimed starts at the end of the actual driveway at a large tree and water crossing and runs westward for approximately 100 feet and on average would be 14 feet deep. Fill to be removed for about 2 feet and graded appropriately to meet up with the undisturbed BVW. Decent soil needed to obtain the proper elevation could be obtained from the septic excavation site. This stipulation will ensure there will be a gain of BVW to offset non-adherence to the required septic setback of 50 feet.

The plan was updated. (Mr. Wall communicated that wetland remediation should be closer to 1700 sq ft)

3. The Chair requested that Emily Stockman attend the July 22, 2025 Meeting since Mr. Wall is unable to participate in-person. (Stockman did not attend this meeting)

The Public Hearing portion of the meeting was opened at 4:15. Regarding the Order of Conditions (OOC), the Chair reminded attendees there are a number of general conditions requiring adherence. He then distributed a list of 9 Special Conditions, which read:

- DEP signage at top of driveway, file # 260-031.

- Notify Commission when erosion controls are installed and ready for inspection.
- Erosion controls must remain in place until after second mowing.
- No other clearing of property is permitted in the future.
- Remove hemlock from planting list due to hemlock woolly adelgid. Replace with blueberries.
- Excavated material should be removed or placed in a non-BVW area.
- All equipment and fuel / oil supplies to be kept as far as possible away from BVW areas.
- Order of Conditions must be filed with the Central Berkshire Registry of Deeds and copy provided to the Commission.
- Notify Commissioner of final inspection when all work is complete.

A motion was made to accept and approve the Special Order of Conditions. This was seconded and voted 3-0 in favor of the motion. D. Darby recused himself since he also sits on the Board of Health. The original signed version of the OOCs will be provided to M. Wall so that a Certificate of Compliance can be issued by the Registry of Deeds.

Any other old/new business

- A forest cutting plan was submitted to the Con Comm by Scott Dodge on August Smith Road. The work is a continuation of earlier cutting. No action necessary by the Con Comm.
- Plans for a site on Lafayette Dr. were provided to M. Frederick by Zachary Schiller, landowner. No wetlands exist on site so no action is needed by the Con Comm.
- M. Frederick visited 15 Kreuzer Rd at the request of a potential purchaser to confirm there were no wetlands present that would require involvement of the Con Comm should future development be considered.
- J. Kenney requested approval to enroll in a MACC training session, likely on October or November. Cost would be \$65. Chairman Frederick approved the request.

Adjournment at 4:31pm

This meeting is held in accordance with the Wetlands Protection Act. (M.G.L. c. 131 Section 40, and Wetlands Protection Regulations (310 CMR 10.00).

Approved and submitted:

Mike Frederick, Chairman: Edward M. Frederick

Darryl Darby: _____

James Kenney: James P. Kenney

Branden Mascolo: Branden Mascolo

Date: 11/25/25

Received 12-2-2025
Kim Leach, Town Clerk