

To: The Conservation Commission, 12/7/23 meeting

From: Marcy & Stephen Reed, 88 South Shore Drive

Date: November 8, 2023

Background:

The Conservation Commission approved our request to proceed with our home renovation and issued an Order of Conditions dated November 22, 2022. The Zoning Board of Appeals met and approved the project on February 15, 2023. With those approvals in hand, we were then able to interview builders and have plans to begin our project in the spring of 2024.

New information has come to light since we received your approval, and this memo explains the approach we would like to take. We address the issues in 2 sections below – within the OOC and outside of the OOC.

Within the OOC:

Two new items have come to light since the OOC was issued in November 2022.

1. Water well – Charlton Well has determined that our existing well will not be useful for our home going forward. Though we've utilized it for decades, it's a shallow, hand-dug well and needs to be replaced. (Decommissioning is discussed in the section below.) The approved site plan incorporated in the OOC includes the existing well (located outside of the OOC work site) at 86.6 feet from the septic leach field. The placement of the new well will be 86.4 feet from the leach field and, unlike the existing well, will be placed INSIDE the OOC work site. We are working with the Board of Health to address any questions they have and to obtain approval for this distance. To drill the well, no trees nor other vegetation need to be trimmed or eliminated. There is an open space on flat grass in the northwest corner of the lot contemplated within the OOC, and this is where we plan to drill. The work will be easy, as there is plenty of space for Charlton Well to place their equipment on the grass.
2. Geothermal borings – We plan to utilize a geothermal heat pump to heat and cool our home. This is attractive to us, since we are trying to be environmental stewards and won't need to depend on fossil fuels for heating. To install the geothermal system, we need to drill two 332-foot borings that create a closed loop of constant 50-degree ground water to run the system. These borings are contemplated to be on the west side of the property on existing open grass. No trees nor other vegetation need to be trimmed or eliminated to drill these borings. The work will be easy, as there is plenty of space for Dandelion Energy to place their equipment on the grass.

Outside of the OOC:

One new item has come to light since the OOC was issued in November 2022.

1. Water well decommissioning – As referred to above, the existing water well needs to be decommissioned. The existing well is in the land between the OOC work site and the lake. The well cover has been located and exposed, and Charlton Well is prepared to decommission the well by

filling it with “native fill.” After that, it’ll be disconnected from the house and reburied. The well cover is easily accessible, and Charlton Well is ready to get the work done.

Our request:

We respectfully ask for your consideration and approval of the 3 work items noted above. We are confident that all the work can be done with zero impact to trees and other vegetation on the lot and would like to move forward with as much of it as possible before the builder begins our home renovation in the early spring.

We are available before or during your December 7, 2023, meeting to answer any questions you may have. Thank you in advance.