



Bolton Conservation Commission

Meeting Minutes



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| Date: | Tuesday, February 6th 2024 |
| Time/Location | 7:00 p.m. Zoom (remote participation) |
| Commissioners Present: | Chair Brian Berube, Paal Brandvold, James Geraghty, Lorraine Stephenson |
| Guests: | Thomas Broomfield and David Broomfield |
| Next Meeting: | Tuesday, February 20th 2024 7:00pm via Zoom |

- 1. Notice of Intent - 160 Still River Road - Map 6.A Parcel 14** - Submitted by Thomas Broomfield for the proposed construction of a single-family home within the 100' buffer zone of the BVW. Thomas Broomfield and his son David Broomfield were present. DEP has not yet provided comments or a file number. Chair Brian stated that he would like to schedule a site visit. Dillis & Roy prepared the plan, and have staked out the footprint of the proposed house, as well as the elevations of the property between the proposed house footprint and BVW. Goddard Consulting has marked out the resource areas with blue flags. The proposed house would be approximately 2,300 sq. ft. The property contains an accessory dwelling, which is occupied by the applicant's brother. There is also an existing garage, which the proposed house would connect to. Lori Stephenson inquired as to the location of the driveway and well. The applicant stated the driveway would connect from the road to the garage toward the front of the house, which would fall outside of the buffer zone. The applicant mentioned an engineer is working on a septic system plan for the property, and it is likely to be located between the garage and the road. Chair Brian inquired whether this application should be submitted as an ANRAD rather than an NOI. He also requested an updated plan depicting the location of the septic system and driveway. The existing garage, accessory dwelling, and the Broomfield Laboratories share a public water supply, which the applicant may connect to the proposed house as well. Lori Stephenson requested a statement noting that the proposed house will be connected to the public water supply instead of a well.
Chair Brian made a motion to continue the public hearing for the 160 Still River Road project until the Tuesday, February 20th 2024 meeting of the Conservation Commission at 7:00pm via Zoom. Paal seconded, all unanimously, AYE. Roll call vote: PB, JG, LS, BB, AYE.
- 2. Discussion regarding DRAFT Bolton Wetland Bylaw Chapter 233 Revisions** – All Commission members were comfortable with the Bolton Wetland Bylaw Ch. 233 revisions as shown at this evening's meeting.
Chair Brian made a roll call vote to accept the Bolton Wetland Bylaw Ch. 233 as amended and presented at this evening's meeting. Roll Call Vote: PB, JG, LS, BB, AYE.
Chair Brian made a roll call vote to approve recommending the article be placed on the Annual Town Meeting warrant. Roll Call Vote: PB, JG, LS, BB, AYE.

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| 3. | <p>Discussion regarding DRAFT Wetland Bylaw Regulations Revisions – <i>The Commission voted on accepting several amendments to the Bolton Wetland Bylaw Regulations, as drafted at this evening’s meeting. Commission members have questions regarding several of the proposed amendments and will finalize the edits at the next Conservation Commission meeting on Tuesday, February 20th 2024.</i></p> <p>Chair Brian made a roll call vote to approve the proposed strikethrough of “Clearing of Watercourse” on Page 3, Section 1.03.01(j) of the Wetland Bylaw Regulations. Roll Call Vote: PB, JG, LS, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve Paragraph 1 on Page 15, Section 2.05.03(e)(1) of the draft Wetland Bylaw Regulations. Roll Call Vote: PB, JG, LS, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve the proposed amendment on Page 23, Section 3.03.01 of the draft Wetland Bylaw Regulations, and to change the word “are” to “and,” stating, “Banks and Beaches are resources areas, and subject to protection under the Bolton Wetland Bylaw.” Roll Call Vote: PB, JG, LS, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve the removal of Section 3.05.03(e) on Pages 27-28 of the draft Wetland Bylaw Regulations. Roll Call Vote: PB, JG, LS, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve the proposed amendments on Page 29, Section 3.07.03(d) of the draft Wetland Bylaw Regulations, and to establish that the Conservation Commission may not allow any work within 100’ from a vernal pool. Roll Call Vote: PB, JG, LS, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve the proposed ratios and amendments in paragraphs 1 and 2 on Page 32, Section 3.10.02 of the draft Wetland Bylaw Regulations. Roll Call Vote: PB, JG, LS, BB, AYE.</p> |
| 4. | <p>Request for Certificate of Compliance - 147 Long Hill Road - Maps 3.D & 4.D, Parcels 33.1 & 52 - DEP File#112-620 - <i>Submitted by Walter Eriksen of Applewood Construction. A partial Certificate of Compliance was issued on 12/23/2021. The applicant is now seeking a full Certificate of Compliance. The snow has caused a delay in the ability to have a site visit. The Conservation Agent is planning to review the location during the next snow melt.</i></p> <p>Chair Brian made a motion to continue the Request for Certificate of Compliance for 147 Long Hill Road until the Tuesday, February 20th 2024 meeting of the Conservation Commission. Paal seconded, all unanimously, AYE. Roll call vote: PB, JG, LS, BB, AYE.</p> |
| 5. | <p>Request for Extension Permit for Order of Conditions - 164 Green Road - DEP File#112-685 - <i>Submitted by Peter Callahan. The project involves the proposal to construct an addition on an existing single-family home, and associated driveway and garage. The project also involves the installation of an infiltration system consisting of a drywell in order to capture all roof runoff from the existing single-family home and proposed addition. The Order of Conditions was originally due to expire on 2/20/2023, and a 1-year extension permit was issued, extending the deadline to 2/19/2024. The applicant is requesting a second extension permit. The project has not commenced to date due to the pandemic, supply chain issues, and financial difficulty. The applicant intends to begin construction in 2024. No changes have been made to the project proposal. The WPA allows up to three-year extension, Bylaw allows only one year extension at a time.</i></p> <p>Chair Brian made a roll call vote to issue an extension of one year from the 2/19/2024 date of expiration for the Order of Conditions associated with DEP file #112-0685. Roll call vote: PB, JG, LS, BB, AYE.</p> |
| 6. | <p>Discussion Item - <i>Request for students from Minuteman High School to utilize the stream near the Forbush Mill athletic fields for educational purposes to conduct an annual review of the stream, specifically collecting data on invertebrates.</i></p> <p>Chair Brian made a roll call vote to grant the request for the students of Minuteman High School to utilize the stream near the Forbush Mill athletic fields for educational purposes. Roll call vote: PB, JG, LS, BB, AYE.</p> |
| 7. | <p>Administrative Vote - <i>Vote for the approval of the Conservation Department Annual Report.</i></p> <p>Chair Brian made a roll call vote to approve the Conservation Department Annual Report. Roll call vote: PB, JG, LS, BB, AYE.</p> |

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| 8. | Enforcement Orders - Meadow Road, 100 East End Road, Century Mill Estates. <i>There are no updates on the enforcement orders for 100 East End Road, Century Mill Estates. Meadow Road Enforcement procedures have begun and letters have been mailed to the property owners regarding the silted runoff into the roadway and into the wetland resource areas.</i> |
| 9. | Minutes – Chair Brian made a motion to approve minutes from the January 16th 2024 meeting. Paal seconded, all AYE. Roll call vote: PB, LS, BB, AYE. JG (abstained). |
| 10. | Conservation Land updates Forest Legacy Project - <i>has been fully funded.</i> Bolton Trails Connectivity Improvement Project: <i>Ongoing.</i> Trail Stewardship Authorized Projects: Vaughn Hill Woodside Drive Trail Head – <i>removal of post, sand trail sign, repaint trail sign, install water bars utilizing material from site as previously approved locations.</i> Vaughn Hill - <i>re-route steep section with restoration work to include switchback</i> Ongoing Bowers Spring Flanagan Road Trail Head – <i>Invasive Species removal, maintenance of Norway spruce line/removal of invasives and encroachments, maintenance of tree islands within field areas.</i> Welch Pond – <i>Trail extension to Sawyer Road</i> BTC Extension – <i>Trail from Horse Ring Field to Berlin Road</i> Opportunity: Volunteer Land Steward position – <i>available</i> Conservation Commission – <i>available</i> For all inquiries regarding these opportunities please contact the Conservation Department, call 978-779-3307 or email landuseadmin@townofbolton.com |
| 11. | Chair Brian made a motion to adjourn the Tuesday, February 6th 2024 meeting of the Bolton Conservation Commission at 8:24 pm. Jim seconded, all unanimously, AYE. Roll call vote: PB, JG, LS, BB, AYE. |