



Bolton Conservation Commission

Meeting Minutes



Date:	Tuesday, February 20th 2024
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, Paal Brandvold, James Geraghty, Lorraine Stephenson
Guests:	Thomas Broomfield, David Broomfield, Paal Brandvold, Timothy Hess (Studio InSitu Architects, Inc.), Craig Bovaird, and Alice Coggeshall
Next Meeting:	Tuesday, March 5th 2024 7:00pm via Zoom

- Continued Notice of Intent - 160 Still River Road - Map 6.A Parcel 14 - DEP File #112-0740 - 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. Chair Brian Berube, Paal Brandvold, and Jim Geraghty attended a site visit on 2/14/2024 to view the boundary limits. The boundary limits were in line with what was outlined on the plan. During the 2/6/2024 meeting, Commission members requested an updated plan showing location of driveway, well, and septic system. DEP provided a file number and comments asking for 1. methods of resource area delineation; 2. a certified abutter's list, which has since been provided by the applicant; and 3. type and location of sedimentation barriers, which has been included on the updated plan as stake bails. Thomas Broomfield stated that the proposed new building cannot be added to the public water supply and will need to connect to a well. The location of the public water supply and proposed well have been included on the updated plan, as well as the approximate location of the proposed septic system. Thomas Broomfield is still waiting to receive a finalized septic system plan from the engineer and approval from the Board of Health. Paal Brandvold mentioned that based on what was seen at the site visit and as long as the work is not too far towards the wetland, then he is okay with the location of the proposed septic system. Chair Brian stated he is comfortable with the locations of the proposed septic system and well. The hearing will be continued as they are waiting to receive approval of the septic plan. **Chair Brian made a motion to continue the public hearing for the 160 Still River Road project until the Tuesday, March 5th 2024 meeting of the Conservation Commission at 7:00pm via Zoom. Jim seconded, all unanimously, AYE. Roll call vote: PB, LS, JG, BB, AYE.**

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| 2. | <p>Request for Determination of Applicability - 19 Autumn Lane – Map 8.B, Parcel 21 - Submitted by Paal Brandvold for the proposed removal of 15 pine trees in the eastern corner of the property. Paal discussed the location of the trees on the property and noted that many of the pine trees are tall and weak, and keep snapping and falling down during high winds. There are currently 4 snags in the area of trees that have fallen. Paal has concerns about the trees falling onto the neighbors' house and his house. Paal inquired whether the pines fall within the jurisdictional area of the Commission. Chair Brian stated that he would like to have a site visit and asked that Paal mark each specific tree that he is proposing to remove. Paal stated that he is comfortable leaving some of the trees as snags. Jim inquired whether the trees are within the 200' riverfront area, or 100' buffer zone of the BVW, and that it seems the trees are located well outside of the 200' riverfront area. Paal stated that there is a small creek that connects the two wetlands, which has not been marked on the submitted map. Lori inquired whether there are existing older files on this property. Paal stated that he spoke with the building committee and saw the property plans from 1995/1996, and there were no wetland delineations in the documents. Chair Brian made a motion to continue the public hearing for the Request for Determination of Applicability for 19 Autumn Lane until the Tuesday, March 5th 2024 meeting of the Conservation Commission at 7:10pm via Zoom. Jim seconded. Roll call vote: LS, JG, BB, AYE. PB abstained.</p> |
| 3. | <p>Request for Determination of Applicability - 715 Main Street - Bolton Town Common – Map 1.0, Parcel 42 - Submitted by W. Timothy Hess of Studio InSitu Architects, Inc., on behalf of the applicant, Craig Bovaird, for the proposed removal of 5 trees on the Bolton Town Common property. Tim Hess and Craig Bovaird were present. This project is related to the project located at 711-713 Main Street, Order of Conditions File #112-0735. On 12/14/2023, the Select Board voted unanimously in favor of the request to remove the 5 trees pending approval by the Conservation Commission. A letter from the Town Administrator was included within the RDA application stating that the Town supports this Request for Determination of Applicability. The proposed 5 trees are depicted as #2-4, and #7-8 on the submitted plan. Chair Brian had questions regarding the removal process. Tim Hess stated that a removal plan or details have not been included within the application. Craig Bovaird recalled a discussion he had with the contractor, Jay Murray, and believes they are planning to use a crane to remove the trees, and that they had a discussion about the location of the crane on the Town Common parking lot and property. Chair Brian requested in writing the methodology of the tree removal, as well as an indication of where the crane and/or large vehicles would be located during the removal process. Chair Brian stated that the Commission may require some replanting in the general area. Tim Hess noted that a planting and mitigation plan had been submitted and approved for the associated 711-713 Main Street project, OOC DEP File #112-0735. Chair Brian noted that because this is a separate filing on a separate property, a new replanting plan will need to be submitted for this specific project. The Commission is open to reviewing the approved replanting plan for DEP File #112-0735 to see if it would cover the replanting ratio needed for this property. Chair Brian opened up the discussion to the public. Alice Coggeshall, an abutter, had a question regarding whether the removal of the trees would be done at the same time, or if it would be a gradual process. Tim Hess stated that the intent would be to remove the 5 trees during the same period of time. Ms. Coggeshall also had concerns regarding safety and disruption to traffic at the nearby intersection. Chair Brian noted that he is unsure of what the public safety measures are for large equipment near a park, but he believes there are safety standards required during the removal process. Chair Brian inquired about stump grinding or leaving the trees as snags. Craig stated that he didn't think stump grinding would be necessary. Chair Brian requested the applicant to put in writing that they would not be doing any stump grinding. Chair Brian made a motion to continue the public hearing for the Request for Determination of Applicability for 715 Main Street until the Tuesday, March 5th 2024 meeting of the Conservation Commission at 7:20pm via Zoom. Jim seconded, all unanimously, AYE. Roll call vote: PB, LS, JG, BB, AYE.</p> |

4.	<p>Continued Request for Certificate of Compliance - 147 Long Hill Road - Maps 3.D & 4.D, Parcels 33.1 & 52 - DEP File#112-620 - 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 later in the week. Chair Brian made a motion to continue the Request for Certificate of Compliance for 147 Long Hill Road until the Tuesday, March 5th 2024 meeting of the Conservation Commission at 7:30pm via Zoom. Paal seconded, all unanimously, AYE. Roll call vote: PB, LS, JG, BB, AYE.</p>
5.	<p>Continued Discussion regarding DRAFT Wetland Bylaw Regulations Revisions – The Commission voted on accepting several amendments to the Bolton Wetland Bylaw Regulations, as drafted at this evening's meeting. Chair Brian made a roll call vote to approve the integrated version of draft Paragraph's 2 and 3 on Page 15, Section 2.05.03(e) of the draft Wetland Bylaw Regulations, as discussed at this evening's meeting. Roll Call Vote: PB, LS, JG, BB, AYE.</p> <p>Chair Brian made a roll call vote to add the percentages of "10%" and "5,000 sq. ft." to the draft Paragraph (11) on Page 16, Section 2.05.03(e) of the draft Wetland Bylaw Regulations. Roll Call Vote: PB, LS, JG, BB, AYE.</p> <p>Chair Brian made a roll call vote to make no changes to Section 3.06.03(b) on Page 28 of the draft Wetland Bylaw Regulations, and to not include the addition of a definition for the word "seeps". Roll Call Vote: PB, LS, JG, BB, AYE.</p> <p>Chair Brian made a roll call vote to approve the language, "The Commission may allow for loss of up to 2,500 square feet of wetland when said lost area is replaced pursuant to the standards in 310 CMR 10.55(4)(b)1-5 and the following:" in Section 3.08(d)(4) on Page 31 of the draft Wetland Bylaw Regulations. Roll Call Vote: PB, JG, BB, AYE. LS abstained.</p> <p>Chair Brian made a roll call vote regarding the draft Bylaw Regulations, Section 3.10.02 on Pages 32 and 33 of the draft Wetland Bylaw Regulations, to change the wording of "in kind" to "a replacement of native species which provides similar ecological benefits determined to be suitable by the Conservation Commission," and to add language to the paragraph stating, "Replacement trees are not based on age, rather by diameter at breast height (dbh). The replacement is specific to the ecological benefits that may correlate with age but more strongly correlate with size." Roll Call Vote: PB, LS, JG, BB, AYE.</p>
6.	<p>Enforcement Orders - Meadow Road, 100 East End Road, Century Mill Estates. There are no updates on any of the enforcement orders.</p>
7.	<p>Minutes – Chair Brian made a motion to approve minutes from the February 6th 2024 meeting. Jim seconded, all AYE. Roll call vote: PB, LS, JG, BB, AYE.</p>

<p>8.</p>	<p>Conservation Land <i>updates</i></p> <p>Forest Legacy Project - <i>has been fully funded.</i></p> <p>Bolton Trails Connectivity Improvement Project: <i>Ongoing.</i></p> <p>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></p> <p>Opportunity: Volunteer Land Steward position – <i>available</i> Conservation Commission – <i>available</i></p> <p>For all inquiries regarding these opportunities please contact the Conservation Department, call 978-779-3307 or email landuseadmin@townofbolton.com</p>
<p>9.</p>	<p>Chair Brian made a motion to adjourn the Tuesday, February 20th 2024 meeting of the Bolton Conservation Commission at 8:04 pm. Paal seconded, all unanimously, AYE. Roll call vote: PB, LS, JG, BB, AYE.</p>