



# Bolton Conservation Commission

## Meeting Minutes



<b>Date:</b>	Tuesday, July 19 <sup>th</sup> 2022
<b>Time/Location</b>	7:00 p.m. Zoom (remote participation)
<b>Commissioners Present:</b>	Chair Brian Berube, James Geraghty, Lori Stephenson, Gillian Glassanos (Conservation Agent, Rebecca Longvall)
<b>Guests:</b>	Tim Hess (Studio Insitu), Craig Bouvaird (711 Main), Kelly Durfee Cardoza (Avalon Consulting), Steve Brennan (Escalante International), Christopher Anderson, Ian Hazeton (Hannigan Engineering), Tom Schutz (Goddard Consulting), Ethan Sneesby (BSC Group), Nicki McGackey (Bolton Access),
<b>Next Meeting:</b>	Tuesday, August 2 <sup>nd</sup> 2022 7:00pm via Zoom

- 1. Notice of Intent – 0 Main Street – DEPfile#112-0712 - Alphaterra Design, LLC for the proposed wetland crossing, shared driveway and single-family homes**  
*Ian Hazelton and Christopher Anderson were present to provide a summary of the project and address questions from the commission. They further expressed that 2,700 sq ft of wetland shall be altered as part of the crossing out of the 30-acre lot, remediation consists of a proposed planting plan inclusive of native shrubs, seed mix, and use of low impact development stormwater management systems components. Conservation Agent read DEP# and comments into the record, primarily regarding 401 WQC. Christopher provided an update to the commission, after reviewing relevant data it was found that the 401 WQC would not be required.*  
**Chair Brian made a motion to continue the public hearing specific to the Notice of Intent for 0 Main Street until August 2<sup>nd</sup> 2022 at 8:00pm. Gillian seconded; all AYE except Lori abstain.**  
**Roll call vote: BB, GG, WP, JG; LS abstain**  
*\*Site visit to be scheduled prior to next public meeting areas requested to be staked including but not limited to Limit of work, replication area, center line of driveway (refer to Bylaw for site visit requirements) \**
- 2. Enforcement: 112-0526 Century Mill Estates update**  
*Chair Brian made a motion to continue issuance of fines for ongoing work and work in violation of the wetlands protection act and local wetland bylaw under the expired OOC 112-0526. All AYE*  
**Roll call vote: BB, GG, LS, JG.**  
*Services have been contracted by Town for review of site regarding confirmation of all outstanding work and work in violation associated with OOC 112-0526.*
- 3. Minutes – Chair Brian made a motion to approve the minutes as amended this evening for the public meeting of July 5<sup>th</sup> 2022 of the Conservation Commission. Jim seconded, all AYE, except Gillian Abstain.**  
**Roll call vote: BB, LS, JG, AYE, GG Abstain**
- 4. Conservation Property Updates: Maintenance and management items**  
**Bowers Spring – Chair made a motion to hire Henderson Striker for FY23 Butternut & Bowers Maintenance all AYE.**  
**Roll Call: GG, LS, JG, BB**  
**Fyfeshire – Centrail Mass Goatscaping, commission voted contingent upon funding within budget, to contract as proposed and discussed this evening. All AYE. Roll Call: GG, LS, JG, BB**  
**MVP Program**  
**Current FY21-FY22: Nashua River Communities Resilient Lands Management Project**  
<https://climateresilient.wixsite.com/nashuariver>  
**Opportunity:** Volunteer Land Steward position, OSRP subcommittee member, Conservation Commission Member  
**For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email [rlongvall@townofbolton.com](mailto:rlongvall@townofbolton.com)**

5. **Request for Determination of Applicability – Liv Tour Temporary Structures and Parking – International Escalante Ballville Road - Avalon Consulting Group, for the proposed temporary structures including a catering tent (30'x40'), concessions tent (100'x60'), first aid tent (10'x10'), portable restrooms and ADA accessible restroom trailer for a 3-day professional golf tournament. Kelly Durfee Cardoza, Steve Brennan, Art Allen, Paul McManus, and Mike Goggin, were present to provide a summary of the proposed project and address questions from the commission. Kelly walked through the project of tents, power, tables, and restrooms along with parking to be located throughout the various subject parcels. These areas specifically reference work located at Hole 1, Hole 13, Twin Springs and the Conservation Restriction located off of Sawyer and Ballville roads. The proposed fencing was stated to be placed at 105' from the wetland resource area. Conservation Agent explicitly clarified that the commission is not reviewing or considering review of the wetland delineation at this time, rather reviewing the proposed limit of work. The applicant did not include the resource area delineation or location as part of the request for determination. The request is specific to the work itself only at this time. The applicant understood. She further clarified that there is no vegetation removal proposed at this time. She was presenting revised plans than what had been originally submitted and images that were not submitted to the commission by the required deadline prior to the meeting. She will submit revised plans within the required deadline before the next meeting of the conservation commission. No new information may be considered unless it is submitted by the bylaw required deadline. Chair Brian inquired about the parking areas located at Twin Springs and the Conservation Restriction-Farm property. The commission made a comment that the applicant seems to be working to remove activities from the jurisdictional areas and should be shown on the revised plans. Commission members inquired about the number of vehicles at Twin Springs and at the CR/Farm property. Mike Goggin clarified at the Northern Side of Twin Springs on plans, about 500 vehicles, then on the opposite side about 750 vehicles are anticipated. The CR/Farm property will not have parking aside from the bus depot/movement of buses itself. This area listed as parking on the current plans will be utilized for storing materials and staging. This should be noted/clarified on the revised plans. The applicant agreed to a site visit. Chair Brian made a motion to continue the public hearing for the proposed work located at international golf course off of Ballville Road. Gillian seconded, all unanimously AYE. Roll call vote: BB, GG, LS, JG**  
*\*Site visit to be scheduled prior to next public meeting (refer to Bylaw for site visit requirements) \**

6.	<p><b>Abbreviated Notice of Resource Area Delineation – 580 Main Street – DEPfile# 112-0707</b> - resource area delineation submitted by Goddard Consulting on behalf of Woodside partners. Ethan Sneesby of BSC group provided a report on the site. Ethan described to the commission and reviewed items in the July 12<sup>th</sup> 2022 Peer Review Report RE: Peer Review of Abbreviated Notice of Resource Area Delineation DEPfile#112-0707 located at 580 Main Street, Bolton, Ma Pages 1-4 from BSC Group. The Chair opened discussion to the applicant's representative Tom Schutz. Tom clarified areas agreed upon in the field, areas that were reflagged, and areas that were left to contention. The primary area left to contention was the Southerly wetland furthest from 117. The applicant's representative Tom Schutz, believed that this area was non jurisdictional. Conservation Agent asked clarifying questions about what their peer reviewer agreed with and what the applicant was relaying to the commission. The commission relayed the construction prior to 1996 and the distinct wetland characteristics that are still present today and relation to jurisdiction. The Commission established what areas they were in agreement with various locations described by the peer reviewer and comments by the applicant's representative. The following was stated by a quorum of the commission:</p> <ul style="list-style-type: none"> <li>• Area 1: between flag series GC102 to GC-108 and A43 and A40 – flags added in field as referenced in Peer review letter from BSC dated 7/12/2022. Commission agreed jurisdictional and additional revised flags necessary.</li> <li>• Area 2: MAHW line south of flag MAHW22 - flags added in field as referenced in Peer review letter from BSC dated 7/12/2022. Commission agreed jurisdictional and additional revised flags necessary.</li> <li>• Area 1: the northerly isolated wetland - as referenced in Peer review letter from BSC dated 7/12/2022. Commission determined jurisdictional as isolated wetland.</li> <li>• Area 2: the southerly isolated wetland - as referenced in Peer review letter from BSC dated 7/12/2022. Commission agreed jurisdictional as isolated wetland.</li> <li>• Area 1: Located at the north of the site west of the mapped RFA and BVW: as referenced in Peer review letter form BSC dated 7/12/2022. Commission agreed stormwater management infrastructure, fire pond (near route 117).</li> <li>• Area 2: located at the south end of the property directly adjacent to the stream BVW: as referenced in Peer review letter from BSC dated 7/12/2022. Commission determined this area as jurisdictional wetlands.</li> </ul> <p>The Conservation Commission requested the applicant and their representative submit revised plans reflecting the necessary revisions from the peer review letter and required at this evening's meeting and an associated narrative prior to the next meeting. Applicant was agreeable to a continuation.</p> <p><b>Chair Brian made a motion to continue the ANRAD under the Wetland Protection Act Chapter 131 Section 40 and associated regulations and under the Wetland Bylaw Chapter 233 for 580 Main Street until August 2<sup>nd</sup> 2022 at 8:30pm. Lori Seconded; all unanimously AYE. Roll Call: BB, GG, LS, JG</b></p>
7.	<p><b>Notice of Intent – 578 Sugar Road – DEPfile# 112-0</b> - submitted by Foresite Engineering on behalf of Terry Boots DAEMCO LLC, for the proposed construction of a single-family dwelling, driveway, and sewage disposal system including the installation of a well, installation of underground service utilities, site grading and landscaping. Applicant's representative has requested a continuation with no testimony due to their administrative error.</p> <p><b>Chair Brian made a motion to continue the public hearing for 578 Sugar Road under the Wetland Protection Act Chapter 131 Section 40 and associated regulations and under the Wetland Bylaw Chapter 233 until August 2<sup>nd</sup> 2022 at 8:45pm. Gillian Seconded; all unanimously AYE. Roll Call: BB, GG, LS, JG</b></p>
8.	<p><b>Notice of Intent – 711/713 Main Street – Demolition of existing barn</b>  Tim Hess of Studio Insitu and Craig Bovaird were present to address questions from the commission. Conservation Agent provided a summary of revised information submitted and relation to the draft OOC.  <b>Chair Brian made a motion to close the public hearing specific to the Notice of Intent for 711 713 Main st for the demolition of the existing barn. James seconded; all unanimously AYE. Roll call vote: BB, GG, LS, JG</b>  <b>Chair Brian made a motion to issue an Order of Conditions as drafted for the public hearing specific to the Notice of Intent for 711 713 Main st for the demolition of the existing barn. Gillian seconded; all unanimously AYE. Roll call vote: BB, GG, LS, JG</b></p>
9.	<p><b>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, July 19<sup>th</sup> 2022. At 8:39pm Gillian seconded; all unanimously AYE. Roll Call Vote: BB, GG, LS, JG, AYE</b></p>