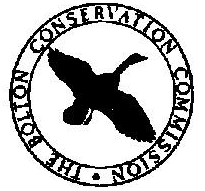




Bolton Conservation Commission

Meeting Minutes



Date:	Tuesday, September 27th 2022 (Rescheduled meeting of open hearing items 9/20/2022, canceled - lack of quorum)
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, Gillian Glassanos, William Payne, James Geraghty, Paal Brandvold, Conservation Agent, Rebecca Longvall
Guests:	Derek Schipper (GZA), Kathleen (for Mallard item), Zhanna Davidovitz (DCAMM), William Stevens, Janette Butrym, Tom Butrym,
Next Meeting:	Tuesday, October 4th 2022 7:00pm via Zoom

- 1. Request for Certificate of Compliance – DCAMM – DEPfile#112-0700 - Map 5.A Parcel 10 – temporary spillway, culvert replacement.** Conservation Agent provided a summary to the commission expressing continued maintenance of the knotweed control will be necessary. The structures and work permitted under the Order of Conditions Associated with DEP file# 112-0700 have been completed and have been reported by GZA to have been carried out in compliance with the OOC. Conservation Agent conducted a site visit with DCAMM and GZA representatives on September 7th 2022 to confirm compliance. **Chair Brian made a motion to issue a certificate of compliance for DEP file# 112-0700. Jim seconded, all unanimously AYE. Roll call vote: BB, WP, JG, GG, PB, AYE.**
- 2. Minutes – tabled until next meeting.**
- 3. Notice of Intent – 472 Sugar Road – DEPfile#112-0714 - Map 6.D Parcel 77 – for Shane Curcuru for the construction of an indoor pool building on an existing developed lot. Landscape improvements to the buffer zone and riparian zone are incorporated in the proposed project. Chair Brian expressed the conditions drafted for this evening's meeting were acceptable. The proposed work incorporates required and necessary mitigation for the proposed alterations. The commission finds that total alterations on site meet the allowable threshold for the site.**
Chair Brian made a motion to close the public hearing for DEPfile#112-0714 472 Sugar Road regarding the construction of an indoor pool building and landscape improvements on site. Gillian seconded, all unanimously AYE. Roll call vote: BB, WP, JG, GG, PB, AYE
Chair Brian made a motion to issue an Order of Conditions with the conditions as drafted and discussed this evening for DEPfile#112-0714 regarding 472 Sugar Road for the construction of an indoor pool building and landscape improvements on site. Paal seconded, all unanimously AYE. Roll call vote: BB, WP, JG, GG, PB, AYE

- 4. Notice of Intent – 357 Main Street– DEPfile#112-0716 - Map 4.D Parcel 21 – for Andrew Everleigh of Environmental Pools for the redevelopment of the site, redevelopment within jurisdictional resource areas is limited to the improvement of an existing stormwater management basin and grading.**
Conservation Agent provided a summary and update as the applicant is not willing at this time to provide the parking areas for the commission. The Conservation Agent further highlighted the need, and request from not only the commission but the local volunteer trails committee group, and local Bolton Conservation Trust. Additionally, she highlighted the interests protected under the Bylaw “4. This conservation and protection includes assuring that the following areas are properly utilized, preserved, and maintained to protect the resource interests listed in Section 1.01(2)(b)3 above. a. Passive recreation areas adjoining resource areas deemed important to the community”. Therefore, the Commission requires the applicant to include not less than two parking areas as part of their redevelopment project which shall also be seen as part of mitigation for the bylaw violation observed on site. The Conservation Agent suggested the commission allow the applicant the life of the time (3 years) Order of Conditions to provide the location and construct the parking spots with a permitted/authorized connection to existing trails in the adjacent conservation area. The parking areas once constructed shall be allowed in perpetuity. This allows the applicant to conduct their redevelopment project, and have time to review and develop not less than two parking spaces on site that will not impede their business’ activity. The Commission hopes there is higher visibility for the business as well as a direct benefit along with providing access to the adjacent conservation property that further connects into the Rattlesnake Conservation Area. Chair Brian further expressed the need for a condition to specify a connection/authorization to access from the parking spaces to ensure the parking spaces are not isolated areas that cannot be utilized. Chair Brian made a motion to close the public hearing associated with DEP file# 112-0716 regarding 357 Main Street for the redevelopment of the site and remediation of violations observed on site. Gillian seconded; all unanimously AYE
Roll call vote: BB, WP, JG, GG, PB, AYE
Vote tabled until next meeting
- 5. Request for Determination of Applicability – 302 Berlin Road – proposed 24’x48’ garage and shed structure**
Tom and Janette Butrym were present to provide a summary of the existing infrastructure, and the proposed project. The Conservation Commission requested the agent draft conditions. He further expressed existing limitations on site and the need to address stormwater through incorporation of other mitigation methods along with the plan. Conservation Agent reminded the commission of the purpose of an RDA and determinations that may be issued. Commission members inquired further regarding stormwater mitigation, and reducing the structure size to 18’ x 24’. Tom expressed reducing the size of the structure Chair Brian made a motion to continue the public hearing specific to the RDA for 302 Berlin Road until the next meeting October 4th 2022 at 7:45pm. William seconded, all unanimously AYE. Roll call vote: BB, WP, PB, GG, JG
- 6. Vote Notice of Intent – 578 Sugar Road – DEPfile# 112-0713 - 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.**
Chair Brian deliberated on the project, performance standards met, and mitigation. Conservation Agent provided a summary of performance standards for relevant resource areas on site. The Commission finds the applicant proposed alterations within riverfront area shall not adversely impact resource areas and shall be under the allowable threshold for the Butternut Subdivision. The proposed alterations have necessary mitigation proposed and may be conditioned as such. Chair Brian made a motion to issue an Order of Conditions as drafted for 578 Sugar Road (lot 12A Butternut) under the Wetland Protection Act Chapter 131 Section 40 and associated regulations and under the Wetland Bylaw Chapter 233. James Seconded; all unanimously AYE. Roll Call: BB, GG, WP, PB, JG.

7. Conservation Property Updates:

- Bolton Trails Connectivity Improvement Project – *MassTrails Grant program representatives have reached out to remind project team that no match can be accrued until contracts have been initiated. Additionally, they have requested any updates to the project scope and budget if relevant.*
- Fyfeshire Conservation Area – *Conservation Agent provided a summary of the damaged railing, and section of boardwalk of the existing bridge located on the trail along Wattaquaddock Hill Road which has been closed from the main trail head intersection. Also closed from the trail entrance by Fotini's. A portion of bridge may be repaired in kind while adding supports and adjusting railing location/supports. The footing replacement may require a filing as these are replacing directly in the resource area what was preexisting and removing the existing broken footing. Conservation requested commission to authorize the repair of the crossing while also authorizing her to file necessary NOI/RDA. Chair Brian made a motion to authorize the Conservation Agent and participating parties to repair the damaged railing and section of crossing, all unanimously AYE. Roll Call: BB, GG, WP, PB, JG. Chair Brian made a motion to authorize the Conservation Agent to file necessary RDA/NOI for replacement of footings, all unanimously AYE. Roll Call: BB, GG, WP, PB, JG.*
- Powder house Conservation Area – *Conservation Agent provided a summary of work that was observed and reported by a concerned resident; motorized vehicle on conservation land, alteration to conservation areas. Upon further review it was an abutter intending to assist in maintaining the trails. Conservation Agent highlighted motorized vehicles are explicitly prohibited on conservation land owned by the Town of Bolton. The Commission and Agent expressed their gratitude for the interest in assisting in maintenance of the trails but highlighted there is an approach to how trails are maintained in town. The Commission highlighted that the volunteers from the Bolton Trails Committee do an excellent job assisting and could assist as well. Conservation Agent highlighted the volunteers of BTC would still have been required to come before the conservation commission due to the land ownership. The Conservation Commission would appreciate the abutter providing assistance to maintain the trails using a manual approach. If they wish to use their tractor to assist with trail maintenance, they shall seek authorization prior from the Conservation Agent who if she is unsure whether it meets a scope of "regular maintenance" shall bring the request before the conservation commission.*

Chair Brian made a motion to authorize the Conservation Agent to approve regular maintenance of the trails on conservation land and defer to the conservation commission where she finds the scope is beyond regular maintenance. Roll Call: BB, GG, WP, PB, JG.

- Wilder Conservation Area/TADMOR Trail – *The Commission previously approved use of woodchips on the TADMOR trail from the culdesac to the wilder conservation area. The developer of TADMOR has donated clean woodchips, and suggested that there will be more than necessary for the proposed area, The volunteers of BTC respectfully request the use the woodchips along the entire subject trail. Then to use remaining woodchips throughout other conservation properties specifically Woodside Drive at Vaughn Hills Conservation Area. The Conservation Agent also respectfully requests that where an RDA/NOI is necessary the commission authorize the filing on behalf of the commission.*

Chair Brian made a motion to authorize the use of woodchips as discussed, this evening through existing trails on conservation property TADMOR to Wilder, and Woodside Drive Vaughn Hills. Roll Call: BB, GG, WP, PB, JG. The Chair authorized the Conservation Agent to file an NOI/RDA as necessary for the trail work as proposed. Roll Call: BB, GG, WP, PB, JG.

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

8.	Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, September 27th 2022 at 8:45pm William seconded; all unanimously AYE. Roll Call Vote: BB, WP, GG, PB, JG, AYE
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