

Date:	Tuesday, October 4th 2022
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:	James Lambert (WoodPartners), Phil Cordeiro (Allen & Major Associates), James Morin (Northeast Classic Engineering), Janette Butrym, Tom Butrym
Next Meeting:	Tuesday, October 18th 2022 7:00pm via Zoom

- 1. Notice of Intent – Wetlands Protection Act only – 580 Main Street – DEPfile#112-0 – multi-family residential development consisting of a total of 229 residential units on 32.4 acres, including the construction of four (4) three (3) story residential buildings, a clubhouse, a mail center, an access road, parking areas, amenities and all supporting site features and infrastructure required to support the proposed development. The project proposed to be serviced by private drinking water supply wells, a private on-site wastewater treatment system and private underground utilities consisting of electrical service and underground tele communication/cable services from various utility companies. Phil Cordeiro presented the proposed project in detail to the commission including existing conditions, recently altered, recently received Order of Resource Area Delineation, and further summary of proposed project associated alterations. The development made an attempt to honor the 25' no disturb area, proposes compensatory flood storage and remediation area through a reclaimed parking surface that will be vegetated and existing within the proposed well head zone 1 radius. The development will be required to comply with Storm Water Standards and will be applicable to a SWPPP and NPDES. The Conservation Agent explicitly clarified for the public only test wells were previously approved by the conservation commission through an RDA process. The permanent location of the well, infrastructure and associated impacts to resource areas has yet to be determined and will be reviewed as part of this Notice of Intent. She further clarified the BLSF on site was not mapped on this NOI plan in relation to the ORAD issued by the Commission. The ORAD established BLSF as needing to be modified and instead of what is on the plans, carries throughout the site at a specific contour as referenced in the ORAD and discussed during that hearing process. She further noted the BVW and pond is an existing resource area under the jurisdiction of the conservation commission when it was referenced in the summary differently. Conservation Commission inquired about number of units, number of parking spaces, number of garage spaces, total riverfront area (existing alteration, proposed alteration) of the original parcel, plan that shows entire parcel, update BLSF on plans to what was approved in ORAD, what portion of existing infrastructure to be replaced/removed (SF alteration), and stormwater treatment. Phil addressed the number of units in the garage, number of accessible units (1), 29 units are affordable the remaining units are market rate, RFA on the new parcel to be subdivided, and further inquired if the commission would not need a peer review due to the peer review that took place during the Zoning Board of Appeals process. The Chair stated clearly that they would not make such a determination on the peer review. He further stated the commission retains the right to conduct its own peer review as it is a separate department/public hearing process, additionally, due to the site and scope of work proposed within and adjacent to jurisdictional areas of the commission. The Commission requested the following from the applicant; site visit where all proposed structures, alterations, and limit of work are staked out on site including the area proposed for remediation and compensatory flood storage, riverfront area total on original parcel broken down by existing alteration SF and proposed alteration SF totals inner and outer riparian, update plans to show entire parcel on one of the sheets, update plan to accurately show BLSF throughout site as identified as modified on ORAD. The DEP file number has yet to have been issued at this time.**

Chair Brian made a motion to continue the public hearing for the notice of intent regarding 580 Main Street to the next meeting of the Conservation Commission on October 18th 2022 at 7:00pm via Zoom. Jim seconded, all unanimously AYE. Roll call vote: BB, WP, JG, GG, PB, AYE.
- 2. Minutes – Chair Brian made a motion to approve the minutes drafted for September 6th 2022 and September 27th 2022. Jim seconded, all AYE. Gillian abstains from 09/06/2022 minutes Roll call vote: BB, WP, JG, GG, PB, AYE. Roll call vote: BB, WP, JG, PB, AYE. GG abstain from 09/06/2022**
- 3. Wetlands Protection Act only – Notice of Intent – South Bolton Road - DEPfile#112-0 - Map 2.C Parcel 15.1 – for proposed Mallard Lane construction of 8 dwellings age restricted and all necessary infrastructure. Applicant James Morin of NE Classic Engineering was present to provide a summary of the proposed project, existing conditions, and history of the site to the commission. Chair Brian requested a site visit with all structures, infrastructure and limits of work staked out on site.**

Chair Brian made a motion to continue the notice of intent regarding S Bolton Road the proposed Mallard Lane to the next meeting of the Conservation Commission on October 18th 2022 at 7:20pm via Zoom. Paal seconded, all unanimously AYE. Roll call vote: BB, WP, JG, GG, PB, AYE.

4.	<p>Request for Determination of Applicability – 8 South Bolton Road – <i>for proposed elevated 16' x 23' deck extending from rear of existing house. Chair Requested a site visit and the applicant to stake out corners of the proposed deck.</i></p> <p>Chair Brian made a motion to continue the public hearing associated with 8 South Bolton Road to the next meeting of the Conservation Commission on October 18th 2022 at 7:30pm via Zoom. Gillian seconded; all unanimously AYE</p> <p>Roll call vote: BB, WP, JG, GG, PB, AYE</p>
5.	<p>Request for Determination of Applicability – 302 Berlin Road – <i>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 Chair provided a summary and review of proposed conditions 1) moving structure 10' toward the existing driveway and 2) all roof runoff shall be captured and directed away from the resource area by one or more of the following: 3) plantings created shall be conducted at a 2:1 ratio with a 75% success rate over 2 growing seasons.</i></p> <p>Chair Brian made a motion to close the public hearing specific to the RDA for 302 Berlin Road. Jim seconded, all unanimously AYE. Roll call vote: BB, WP, PB, GG, JG</p> <p>Chair Brian made a motion to issue a negative 3 determination with the three conditions as discussed, this evening specific to the RDA for 302 Berlin Road. Jim seconded, all unanimously AYE. Roll call vote: BB, WP, PB, GG, JG</p>
6.	<p>Vote Notice of Intent – 357 Main Street – DEPfile# 112-0716 – Map 4.D Parcel 21 - <i>submitted by 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.</i></p> <p>Chair Brian made a motion to issue an Order of Conditions as drafted for 357 Main Street under the Wetland Protection Act Chapter 131 Section 40 and associated regulations and under the Wetland Bylaw Chapter 233. Paal Seconded; all unanimously AYE. Roll Call: BB, GG, WP, PB, JG.</p>
7.	<p>Enforcement Order – 727 Main Street – <i>effluent into perennial stream; cease and desist, renovation of system necessary.</i></p> <p>Chair Brian made a motion to issue an Enforcement Order as drafted for 357 Main Street under the Wetland Protection Act Chapter 131 Section 40 and associated regulations and under the Wetland Bylaw Chapter 233. Paal Seconded; all unanimously AYE. Roll Call: BB, GG, WP, PB, JG.</p>
8.	<p>Conservation Property Updates:</p> <ul style="list-style-type: none">• <i>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.</i>• <i>Bower Springs Eagle Scout Project commission to consider vote to accept project scope and require scout to return for final review after receiving approval from Scout Council review board.</i> <p>Chair Brian made a motion to approve and authorize the proposed project subject to final review by conservation commission once the Scout Council has approved. All unanimously AYE. Roll Call: BB, GG, WP, PB, JG.</p> <p>MVP Program</p> <p>Current FY21-FY22: Nashua River Communities Resilient Lands Management Project</p> <p>https://climateresilient.wixsite.com/nashuariver</p> <p>Opportunity: Volunteer Land Steward position, OSRP subcommittee member, Conservation Commission Member</p> <p>For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email rlongvall@townofbolton.com</p>
9.	<p>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.</p> <p>Roll Call Vote: BB, WP, GG, PB, JG, AYE</p>