



# Bolton Conservation Commission

## Meeting Minutes



<b>Date:</b>	<b>Tuesday, November 15<sup>th</sup> 2022</b>
<b>Time/Location</b>	7:00 p.m. Zoom (remote participation)
<b>Commissioners Present:</b>	Chair Brian Berube, Gillian Glassanos, James Geraghty, Paal Brandvold, Conservation Agent, Rebecca Longvall
<b>Guests:</b>	Mark Seck, Phil Cordeiro (Allen & Major Associates), James Morin (Northeast Classic Engineering), Kara Killough (BATCO),
<b>Next Meeting:</b>	<b>Tuesday, November 29<sup>th</sup> 2022 7:00pm via Zoom</b>

- 1. Notice of Intent – Wetlands Protection Act only – 580 Main Street – DEPfile#112-0719 – 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 and Marc Seck were present on behalf of the applicant to provide a presentation of the revised materials and updated narrative submitted for the meeting. Phil highlighted changes relative to moving Building 4 closer to the BVW and moving the previously adjacent parking area away from the BVW on the other side of the new location of Building 4 to the north. This allowed for elevations to decrease by 3'. The drainage has been consolidated toward the eastern asphalt parking area. The eastern parking area has been shifted approximately 10.5' west, away further from the RFA and BVW. The garage previously located at the eastern parking area has also been relocated outside of the buffer to the north of building 4. The retaining wall previously adjacent to the eastern parking area has been removed and will be a sloped earthen area instead. The revision decreases impervious areas overall within jurisdictional areas from the original proposal. Drainage swales by the proposed dog park have been incorporated as well. The hydrological and drainage calculations are approximately the same (report provided with the revisions). The ILSF are still proposed to be filled and replicated along with the BLSF area. The commission inquired further regarding the building, public safety access/clarification on access around building 4, dry hydrant installation with associated piping and maintenance, fencing between bvw and proposed sidewalk, sidewalk material, distance of structure and altered area to BVW, runoff/overflow function on site, Landscaping plans, snow storage, median areas, operation and maintenance plan. Phil addressed the questions from the commission on behalf of the applicant. He was sure that the development met the specific codes required for public safety but will reach out to the Chiefs for further insights, he will include a spec/detail for the hydrant and relative infrastructure on the plans, add a fence between the sidewalk and bvw, between building 4 and the sidewalk area the closest distance is 24.5' noting that the proposed alteration is still within the current impervious surface area present today, all drainage is tied into the infiltration system except for the roof runoff (clean runoff) that is directed toward south BVW at this time, he will provide a detail showing the sidewalk within jurisdictional area of building 4 will be a pervious material to allow for further filtration or infiltration prior to reaching the bvw vs a sheet flow from the roof across asphalt into bvw. He will further provide information for the snow storage in an OM plan along with landscaping plan for the entire site vs the replication areas. The median areas have been slightly relocated, but the content of pervious material will remain the same as originally proposed. The applicant agreed to a continuation until the next meeting to provide revised information and plans as requested.**

**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 November 29<sup>th</sup> 2022 at 7:00pm via Zoom. Jim seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.**

2.	<p><b>Wetlands Protection Act only – Notice of Intent – South Bolton Road - DEPfile#112-0717</b> – for proposed Mallard Lane construction of 8 dwellings age restricted and all necessary infrastructure. Applicant James Morin of NE Classic Engineering was present to address any questions from the commission. Conservation Agent provided a brief summary from last meeting which gave time to the commission to review peer review documents provided by the applicant from their hearing process with zba to be considered part of this public hearing process record specific to stormwater. The Commission specified their requests for revised plans; moving propane tanks outside of jurisdictional areas, redirecting outfall outside of jurisdictional areas, and locating well outside of 100' buffer zone. Most changes were relative to unit 8 shown on plans. The landscaping plan should also reflect any relevant changes, applicant stated he did not note a need to update the landscaping plan as the proposed revisions should not have impacts. Commission asked agent to begin drafting documents to review next meeting, and the applicant to provide revised documents for the next meeting. The applicant agreed to a continuation. <b>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 November 29<sup>th</sup> 2022 at 7:20pm via Zoom. James seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.</b></p>
3.	<p><b>Enforcement Order update</b> – Conservation Agent conducted a site visit earlier 11/15/2022 to the John Powers Lane property previously in violation due to encroachment on Town owned open space, bylaw jurisdictional areas and wetland protection act jurisdictional areas. The property owners have come into compliance and Conservation Agent provided the site visit report to the commission. The Commission established as the area was seeded recently for review after 1 growing season (after spring 2023) to ensure 75% success rate. The property owner is able to send an image of the area to the conservation office at that time and Agent will follow up if necessary. At that time once proof of growth has been provided the commission shall consider lifting the enforcement and the property to be in compliance.</p>
4.	<p><b>Minutes – vote tabled until next meeting 11/29/2022</b></p>
5.	<p><b>Conservation Property Updates:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Preliminary Budget discussion – Conservation Agent provided insights on the current budget, budget message from the Town Administrator, and upcoming projects to the commission. Commission members inquired about various line items and noted the conservativeness of the budget for the department. Conservation Agent highlighted and thanked the efforts of their volunteers who provide great assistance in maintaining the trails throughout town. She highlighted that their efforts could be supplemented though to not prevent volunteer burn out. She further noted Bower Springs is in need of maintenance specific to the earthen dams as documented in the report from GZA, to ensure its longevity for the public and reduce impacts to resource areas. She also mentioned items specific to new efforts to combat poison ivy along the trail sides and vegetation encroachment within the trails requiring two new pieces of equipment; back pack sprayer and DR or brush hog. The projects are one-time expenditures, relayed to advisory in the associated documents as a notification for the past few years, the one time-expenditure will cause an increase in the budget this year. As always, the commission reviews potential grant opportunities to defray costs of the town and in the past has been successful in doing so. The Commission requested additional information and will vote on the budget at the next meeting after further review.</li> </ul> <p><b>MVP Program</b>  <b>Current FY21-FY22: Nashua River Communities Resilient Lands Management Project</b>  <a href="https://climateresilient.wixsite.com/nashuariver">https://climateresilient.wixsite.com/nashuariver</a> Lawns &amp; Landscapes Task Group presently active  <b>Opportunity:</b> 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 <a href="mailto:rlongvall@townofbolton.com">rlongvall@townofbolton.com</a></p>
6.	<p><b>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, November 15<sup>th</sup> 2022 at 8:50pm Jim seconded; all unanimously AYE.</b>  <b>Roll Call Vote: BB, GG, PB, JG, AYE</b></p>