



Date:	Tuesday, November 29th 2022
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, Gillian Glassanos, James Geraghty, Paal Brandvold, Conservation Agent, Rebecca Longvall
Guests:	Jim Lambert(WoodPartners), Phil Cordeiro (Allen & Major Associates), James Morin (Northeast Classic Engineering), Brittany Bethune, Michael Lauer, Scott DeSantis, William Stevens
Next Meeting:	Tuesday, December 6th 2022 7:00pm via Zoom

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 Jim Lamber were present to address questions and provide insights into the revised plan and narrative submitted to the commission for this meeting. The primary changes were related to the stone dust pathway at the rear of building 4, snow removal identifying the shelf but no storage identified on site expressing that it would not occur within jurisdictional areas to the commission. He requested no snow fencing rather a post and rail fence shall be installed along sensitive areas to delineate limits of work in perpetuity. He further inquired to the commission what treatment would be allowed on site along paved surfaces and walkways. He highlighted the landscaping plan regarding seeding the slopes with a mix that would be allowed to naturalize and not utilizing fertilizer, moving the discharge slightly to increase the span of vegetated surface before reaching a resource and will maintain the wetland replication area. He did not yet have an irrigation plan but did incorporate trenching locations through the jurisdictional areas as they will be able to utilize pre-installed sleeves to pull the irrigation through. He provided email from Fire Chief Legendre to ensure the alteration on site regarding building 4 will accommodate the public safety needs. The infrastructure necessary was provided without site specific items, as there are items they are waiting on a contractor to determine once hired. He highlighted the requirement of the commission to provide an operation and maintenance plan, further highlighting the OM included in the Storm Water Report, LPPP, wellhead radius maintenance will be required by DEP and incorporated, existing conditions from current property owner OM shall be incorporated as well.
The Commission inquired appreciated the incorporation of items requested from last meeting regarding the stone dust walkway, split rail fencing, letter from Chief Legendre, and partial information related to irrigation and dry hydrant. The Commission inquired about the height of split rail fencing, playground location within the buffer, how is the playground tied into landscape, total sq. ft. area of proposed playground area, deicing material used now. Phil stated the playground area access will be in the form of an extension of the stone dust pathway and meet ADA accessibility requirements, structures will be on existing topography, wellhead that exists in the area will be decommissioned and removed from site, there will be a perimeter boundary around the playground extent with soft bedding most likely a mulch material. Chair Brian requested Conservation Agent to provide comments. Conservation Agent highlighted: the current depiction of the play structure area and associated connection to proposed walkways should carry the contour to proposed grade and include the proposed walkway in a shading format that is coherent with the rest of the proposed work on site plans. This should include all infrastructure and pathways to access such infrastructure are incorporated on the plans in a coherent manner with other proposed items on plan. A condition relative to a SF not to exceed “x” specifying the extent of proposed perimeter of proposed play structure. She noted the decommissioning and removal of existing and infrastructure may allow for the currently proposed play area to be reconfigured in a more linear layout to reduce proximity to resource areas on site. The split rail fencing along perimeter of sensitive areas on site is reasonable. She encourages a condition that the commission is explicitly withholding the ability to require snow fencing. The conditions in perpetuity from recent order of conditions issued to the current property owner should be incorporated into the applicant’s OM plan. Also snow storage identified on site beyond snow shelf identifying a stockpile area pre and post construction toward the north and more specific than outside of jurisdictional areas on site. Irrigation lines are being addressed for trenching and installing sleeves as part of currently proposed plans showing locations on site plan within jurisdictional area. Dry hydrant plans specific to three options in detail specific to site showing limit of work including any dewatering, any controls necessary and associated infrastructure, trenching etc, to install dry hydrant within jurisdictional areas. This should also include long-term maintenance of the dry hydrant as part of this order. This will allow for a future contracted party to work within the scope of a potential order of conditions. The other option is for the applicant to not install the dry hydrant without any infrastructure associated under this order and file a separate Notice of Intent upon completion of this project if permitted. The OM regarding areas within jurisdictional areas regarding all areas on site inclusive of what is to be lawn, what is to be allowed to naturalize. She further echoed a commission members request from last meeting

to redirect roof runoff away from the resource area, to a dry hydrant or other method vs a sheet flow off of roof across walkway into adjacent resource areas. No members of the public were present to provide further comment.

Chair Brian requested the applicant and their representative update plans to include the playground in a format that expresses as a proposed component of the plan with relevant shading, include within the plan a perimeter sq. ft. requested extent (Phil estimated currently on plans showing an area of 1,349SF), commission has the ability to require snow fencing if deemed necessary, detailed operation and maintenance plan for areas within jurisdiction of conservation commission on site, dry hydrant detail and plan specific to site as discussed, no irrigation infrastructure within 100' buffer is preferred. Phil inquired further regarding clarification on the dry hydrant request. Conservation Agent provided clarification [as incorporated in the agent's comments above]. Commission expressed that the dry hydrant contracted installation within scope of any permitted work as part of this project, would still require a discussion during a public meeting at a later date to confirm final work to be carried out on site. Highlighting further the location of what is to be done, location on site, relative spec for each of the options that would be utilized. Then the final that is chosen by the contractor out of those options. Phil highlighted a mixture of pre-treatment then a use of sand or salt of walkway, driveway and parking areas across entire site inclusive of commission's jurisdictional areas. Stormwater system is able to handle these materials. Chair expressed maintenance equipment and requirements to street sweep, vacuum trucks, removal of materials included in the OM plan. Memorialize treatment plan in OM plan specifically and in what areas on site, review areas within jurisdictional areas to reduce treatment and/or remove use of treatment due to sensitivity. Jim requested a copy of the existing OM issued by the commission. Conservation Agent stated she will provide it to Jim but stated it is not relevant to snow treatment necessarily that would be a request to the applicant. Conservation Agent highlighted happy to place on next meeting as long as they meet the submittal deadline of noon on Thursday, otherwise they will be on the December 20th meeting agenda.

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 December 6th 2022 at 7:45pm via Zoom. Jim seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.

2. **Wetlands Protection Act only – Notice of Intent – South Bolton Road - DEPfile#112-0717 – 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 revisions and address any questions from the commission. Conservation Agent and applicant had corresponded via email prior to the meeting requesting more information on landscaping and more specific details relation to areas for snow storage, removal and landscape treatments. James Morin provided information related to the slope being planted with a meadow seed mix and allowed to naturalize, no irrigation within jurisdictional areas, snow storage is identified as stockpile area on plans. Lawn areas are proposed around each unit and will have its own irrigation unit. Snow storage shall be adjacent to septic system adjacent to South Bolton Road right of way, southern shoulder of subdivision roadway, and between units 2 & 3, all outside buffer zone. The Commission inquired about treatment of walkways, parking, and drivable ways. The applicant, agent and commission further discuss treatment approach and stormwater infrastructure on site. Highlighting pre-treatment should be captured within stormwater infrastructure however continued treatment may overtop during plowing into buffers and other jurisdictional areas specifically the vernal pool. Commission requests pre-treatment, then no treatment within jurisdictional areas identified by signage as suggested by the applicant or pre-treatment and use of sand only for additional or continual treatment. Public comment: Brittany Bethune and Christopher Hoyt echo concerns about vernal pool and snow removal within this area. Additionally, he echoes the same conversation and concerns relative to the resource areas adjacent to the entrance of proposed Mallard Lane noting the equally sensitive area across S. Bolton Road. James Morin noted an existing recently upgraded catch basin constructed by the Town of Bolton, he inquired about what is used on S. Bolton Road. Agent suggested applicant reach out and directly approach Department of Public Works with that inquiry. Conservation Agent highlighted the vernal pool species, and potential condition specific to timing of construction. Commission highlighted potential conditions to incorporate: 1) for the maintenance of the pavement during storms can use salt and sand as a pretreatment only, and any continual treatment shall be sand only 2) any stockpiling of show shall be stockpiled outside resource and jurisdictional areas as identified by the applicant this evening. 3) Native plantings to be incorporated into the landscape. Areas within jurisdiction to the conservation commission outside of infrastructure placement shall be allowed to naturalize after planting and seeding.
Chair Brian made a motion to close the public hearing regarding Notice of Intent and revised plans as submitted for S Bolton Road proposed Mallard Lane development. Gillian seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE. Chair Brian made a motion to issue an Order of Conditions regarding Notice of Intent and revised plans as submitted for S Bolton Road proposed Mallard Lane development as drafted and amended during this evening’s meeting. Conditions amended this evening: 1) for the maintenance of the pavement during storms can use salt and sand as a pretreatment only, and any continual treatment shall be sand only 2) any stockpiling of show shall be stockpiled outside resource and jurisdictional areas as identified by the applicant this evening. 3) Native plantings to be incorporated into the landscape. Areas within jurisdiction to the conservation commission outside of infrastructure placement shall be allowed to naturalize after planting and seeding. James seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.
3. **Enforcement Order update – 175 Fox Run Road - Conservation Agent provided summary of site visit with wetland specialist of applicant. She highlighted the area has been revegetated and is stable. The outstanding item is the memorialization in perpetuity of the Conservation Restriction Delineation. The Commission tabled lifting the order until a written statement of the material to be used for memorialization from the required options is provided to the commission.**

4.	<p>Request for Partial Certificate of Compliance – (42 Harvard Road previously) DEP file # 112-0668 <i>Scott DeSantis current property owner was present to address questions of the commission. Conservation Agent provided summary from site visit and read into the record the two (2) letters from the applicant's engineer and as-built plans. The project was specific to the shared driveway connecting to two single family homes. The two single family homes and septic system are outside of the jurisdictional areas. The access, stormwater infrastructure, and utilities are within jurisdictional areas to the commission. A partial only is being requested at this time as the applicant understands although stable at site visit, the site has yet to reach 75% successful growth on site. Amendments of original plan include: utility poles, reconfiguration of basin on site, and culvert crossing installed, replication area has been built at a 1:2.2 rate. She highlighted her inquire to the applicant regarding stream bed material within the culvert, concern was related to grading to be done at the inlet and outlet sides of the culvert to reduce scour and incorporate fines for a natural bottom. The Commission inquired about remaining items to be completed as it is a partial request. Conservation Agent highlighted there are some items including but not limited to areas that need to stabilize permanently, erosion control maintenance, 75% growth on site, grading at inlet and outlet, proof of success of replication area. No public present to comment. Scott DeSantis confirmed this was an accurate representation. Chair Brian made a motion to issue a Partial Certificate of Compliance regarding DEP file# 112-0668 the extent of the partial issued as discussed at this evening's meeting. James seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.</i></p>
5.	<p>Minutes – Chair Brian made a motion to approve the minutes as drafted for October 18th and November 15th 2022 Paal seconded, all unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.</p>
6.	<p>Budget Draft FY24 – Conservation Agent highlighted the draft incorporated items discussed briefly at last meeting. Further clarification was received via estimates provided therefore a slight decrease from the discussion at last meeting is expressed in the draft document. Chair Brian made a motion to accept budget as drafted for FY24 and to submit on behalf of Conservation Commission. All unanimously AYE. Roll call vote: BB, GG, JG, PB, AYE.</p>
7.	<p>Conservation Property Updates:</p> <ul style="list-style-type: none"> Bolton Trails Connectivity Improvement Project – <i>Initiation phase - MassTrails Grant program admin will meet with Conservation Agent to go over processes for grant including templates, purchasing policies.</i> Update from Taggart Forestland Walk for Day after Thanksgiving walk. <p>MVP Program Current FY21-FY22: Nashua River Communities Resilient Lands Management Project https://climateresilient.wixsite.com/nashuariver Lawns & Landscapes Task Group presently active Second Task Group meeting Tuesday December 6th 2022 at 5:30pm</p> <p>Opportunity: Volunteer Land Steward position, OSRP subcommittee member, Conservation Commission Member Open Space and Recreation Plan Subcommittee Please fill out survey use this link: https://forms.gle/LZsdoXBiupcPscVV7</p> <p>For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email rlongvall@townofbolton.com</p>
8.	<p>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, November 29th 2022 at 9:20pm Jim seconded; all unanimously AYE. Roll Call Vote: BB, GG, PB, JG, AYE</p>