



# Bolton Conservation Commission

## Meeting Minutes



1.

Date:	Tuesday, January 24 <sup>th</sup> 2023
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, William Payne, Lori Stephenson, James Geraghty, Conservation Agent, Rebecca Longvall
Guests:	Phil Cordeiro (Allen & Major Associates), Gregory Roy (Dillis & Roy), Daniel Motha, Brian Milisci (Hayley Ward, Inc), Mitchell Dutcher
Next Meeting:	Tuesday, February 7 <sup>th</sup> 2023 7:00pm via Zoom

- 1. NRCRLM Bylaw/Regulations Priority Recommendations**  
*Gillian Davies, BSC & Nathaniel Stevens Esq. were present to continue conversations from the joint presentation to Clinton and Bolton ConComs. This discussion primarily focused on the Bylaw and Regulations regarding Climate change/resiliency that Bolton Conservation Commission would like to see revised. The commission determined revisions to be drafted pertaining to the following:*  
*Increase from the existing 25' no disturb to 30' no disturb*  
*Increasing from the existing 25' no disturb to 40' within riverfront area*  
*Language specific to delineations in drought or dry conditions*  
*Definitions related to "green infrastructure"*  
*Incentivize change of lawns/landscapes encouraging reforestation or wildlife benefits (pollinator etc)*  
*Increasing Riverfront Area from 200' to 225'*  
*Define what constitutes a large tree by establishing a <#> dbh*  
*Gillian and Nathaniel will work with the Conservation Agent (local lead of MVP project) to draft documents further integrating requests and comments from Commission. Conservation Agent requested additional comments from members not present to be sent individually via email so that she may send them to the consultant team before the next meeting February 7<sup>th</sup> 2023.*
- 2. Notice of Intent – 19 Whitcomb Road – DEP# 112-0723 proposed septic renovation and construction of a new barn/garage structure – Gregory Roy of Dillis and Roy, and Mitchell Dutcher property owner were present to address questions from the commission. Chair Brian provided a site visit summary. The commission relayed concerns regarding runoff from the proposed structure, inquiry about stockpiling, and alternative locations/configurations on site to reduce proximity to resource area. Conservation Agent read into record written comments provided by commission member who could not be present as summarized above. Applicant expressed the placement of the garage also received a variance from the property line offset, closest point is 75' away from BVW area is existing maintained lawn up to existing stone wall and area was previously a hayfield. The commission requested the applicant to mitigate the runoff from the proposed structure, and stockpiling/machinery to be located outside of the AURA/Buffer Zone. Greg, representative of applicant was amendable to continue the public hearing until the next meeting of the conservation commission to update plans and allow the agent to draft conditions for the commission to deliberate at the next meeting. **Chair Brian made a motion to continue the public hearing for 19 Whitcomb Road DEPfile#112-0723 until February 7<sup>th</sup> 2023 at 7:45pm via zoom. James seconded, all unanimously, AYE. Roll call vote: BB, WP, JG, LS, AYE.****

3.	<p><b>Notice of Intent – 0 S. Bolton Road – Map 2.C Parcel 23 – DEPfile#112-0720</b> <i>construction of a subdivision roadway and stormwater infrastructure</i></p> <p><i>Daniel Motha, and Brian Milisci (Haley Ward, Inc.) were present to address comments or questions from the commission. Conservation Agent provided a summary of the project review thus far as requested by the Chair. She noted they have not discovered the purpose for the placement of boundary markers/snow fencing on the parcel. They have yet to receive the MEPA review comments. Brian M provided a timeline of approximately April 2023 being the estimated response time for MEPA review to be complete. The commission considered continuing until the review is complete. Conservation Agent highlighted the open space internal coordination is still ongoing at this time. The determination of a vehicle to establish the holder of proposed open space as part of the development would be beneficial to memorialize through any draft conditions at a later date. The item will remain on the agenda as a continued place holder but is not anticipated to receive new information until spring 2023. Chair Brian made a motion to continue the public hearing for 0 S. Bolton Road DEPfile#112-0720 until February 7<sup>th</sup> 2023 at 8:00pm via zoom. James seconded, all unanimously, AYE. Roll call vote: BB, WP, JG, LS, AYE.</i></p>
4.	<p><b>Request for Certificate of Compliance – The Woods at Farm Road</b></p> <p><i>The Conservation Agent provided a summary of her site visit carried out 1/20/2023. The following comments were made: the plantings require a monitoring period to ensure they survive and will not need to be replaced, the boulders were to be placed as memorialization of the alteration on site and to accommodate emergency access where the boulders referenced on the As-Built are acting as a retaining wall which understandably replaced the geotextile fabric. However, boulders or (as authorized by the commission at this meeting) split rail fencing survey located per the original plan, for memorialization on the surface shall be installed, the post in the field shall be removed that is south east of the property within the limit of work that does not seem to serve a purpose other than a possible control point, final seeding and stabilization to occur, toe of slope of septic area to be monitored as sediment has moved toward the silt fence but has not compromised the infrastructure as of yet, silt fence to remain in place until COC is received. Outlet of drainage infrastructure within right of way, to be cleaned and debris/sediment removed prior to removal of silt fence at this location. Property manager Austin DeSantis provided further insights and inquiries to clarify requirements. Chair Brian made a motion to issue a partial COC excluding the discussed items above; the partial COC to not include the plantings, seeding, final stabilization, boulders/split rail fence placement. James seconded, all unanimously AYE. Roll call vote: BB, WP, JG, LS, AYE.</i></p>
5.	<p><b>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.</b> <i>Phil Cordeiro was present to address questions. Conservation Agent provided an overview of draft conditions and inquired about two specific conditions. Amendments were made by the commission. Chair Brian made a motion to issue an order of conditions for the project described through the proposed notice of intent regarding Alta Nashoba Valley multi-family residential development with the conditions as drafted and amended this evening. James seconded, all unanimously AYE. Roll call vote: BB, WP, JG, LS, AYE.</i></p>
6.	<p><b>Enforcement Order update – 175 Fox Run Road – property owner has established a shrub line planted 6-8’ on center across surveyed Conservation Restriction outer extent on parcel.</b> <i>Chair directed Conservation Agent to send letter establishing the property is in compliance and the enforcement order has been lifted.</i></p>
7.	<p><b>Minutes – tabled until next meeting 2/07/2023</b></p>

8.	<p><b>Conservation Agent Updates:</b></p> <ul style="list-style-type: none"> <li>• Bolton Trails Connectivity Improvement Project – <i>Initiation phase complete, begin coordinating outreach, site visits and project materials.</i></li> <li>• Upcoming Walk Summit Series – Tuesday, January 31<sup>st</sup> 10am at Welch Pond Conservation Area off of Wattaquaddock Hill Road by Sunset Ridge</li> <li>• Bower Springs – <i>request from Bolton Conservation Trust to hold annual Tom Denney Nature Camp</i></li> </ul> <p>Commission authorized TDNC to be held again this year as proposed via the information submitted prior to this public meeting. The commission stressed “leave no footprints/trace” policy. <b>Roll call vote: BB, WP, JG, LS, AYE.</b></p> <p>Conservation Agent provided a reminder about the Bowers Project as well as recommended by GZA’s assessment of the earthen dams where 1) woody vegetation will be removed from the earthen dams (note this is not the complete circumference of the ponds), and 2) clean fill material will be brought in to bring the earthen dam surface back to required grade and reduce further erosion/degradation. The timeline is not yet set for the work to be carried out but may impact TDNC schedule or rather activities in 2024.</p> <p><b>Opportunity:</b> Volunteer Land Steward position, Conservation Commission Member Open Space and Recreation Plan Subcommittee</p> <p>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>
9.	<p><b>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, February 7<sup>th</sup> 2023 at 8:40pm William seconded; all unanimously AYE.</b></p> <p><b>Roll call vote: BB, WP, JG, LS, AYE.</b></p>