



Bolton Conservation Commission

Meeting Minutes



Date:	Tuesday, February 21st 2023
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, William Payne, Lori Stephenson, James Geraghty, Paal Brandvold, Conservation Agent, Rebecca Bucciaglia
Guests:	Frank McPartlan (Dillis & Roy), Brian Vitek (Landscapes Unlimited), Bruce Rehkop (Escalante Texas), Erin Cardoza, Kelly Durfee Cardoza (Avalon Consulting), Jody Tacarez, Michael Galvin (Escalante International Superintendent), Paul McManus (EcoTec)
Next Meeting:	Tuesday, March 7th 2023 7:00pm via Zoom

- 1. Notice of Intent – Amendment 727 Main Street – DEP# 112-0722** *proposed septic replacement, amendment includes demolition of existing garage. Applicant's representative Matt Marro and Leslie Higgley contacted the Conservation Commission prior to the meeting to request a continuation until the next meeting of the conservation commission. Chair Brian made a motion to continue the public hearing for 727 Main Street NOI Amendment DEPfile#112-0722 until the March 7th 2023 meeting at 7:15pm. James seconded, all unanimously, AYE. Roll call vote: BB, WP, JG, LS, PB, AYE.*
- 2. Minutes – Chair Brian made a motion to accept the minutes as drafted for the 02/13/2023 meeting of the conservation commission. William seconded, all unanimously, AYE. Roll call vote: BB, WP, JG, LS, PB, AYE.**
- 3. Notice of Intent – 0 S. Bolton Road – Map 2.C Parcel 23 – DEPfile#112-0720** *construction of a subdivision roadway and stormwater infrastructure. The Commission and applicant are still awaiting MEPA review and anticipate continuing until April. However, the item will remain on the agenda for documentation purposes and if additional information is available in a timelier manner the applicant may be able to provide that update. Chair Brian made a motion to continue the public hearing for 0 S. Bolton Road DEPfile#112-0720 until March 7th 2023 at 7:30pm via zoom. Paal seconded, all unanimously, AYE. Roll call vote:BB, WP, JG, PB, LS, AYE.*
- 4. Vote – Learn to Fish Event** *Conservation Agent provided a summary of the request, event from last year, and positive feedback received. Chair Brian made a motion to authorize the “Learn to Fish Event”, open to the public and inclusive for all ages co-hosted by the Conservation with MassWildlife with representation from the Massachusetts Environmental Police to be held on Thursday, July 13th 2023 at 5:30pm at Bowers Spring Conservation Area. Roll call vote: BB, WP, JG, LS, PB, AYE.*
- 5. Enforcement Order update – 100 East end Road, 3 John Powers Lane** *awaiting final stabilization/proof of 75% success of seeding in spring. Century Mill Estates wrapping up documents from peer review to reassess fines that will be issued.*

6.

Conservation Agent Updates:

- Bolton Trails Connectivity Improvement Project – *Initiation phase complete, begin coordinating outreach, site visits and project materials.*
- Upcoming Walk Summit Series – Tuesday February 21st 2023, 12pm at Vaughn Hills Conservation Area to begin at Moen Trail Head off of Vaughn Hill Road and traverse to North Peak.
- NRCRLM Bylaw/Regulations Priority Recommendations review follow up for any outstanding comments, due by the end of this week

Opportunity: Volunteer Land Steward position, Conservation Commission Member

Open Space and Recreation Plan Update

OSRP subcommittee has held their first meeting and has begun reviewing the existing plan from 2017 to edit. There will be at least two public meetings and other public input opportunities throughout the year.

For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email rlongvall@townofbolton.com

7. **Notice of Intent – 159 Ballville Road – Escalante International** – renovations to pines course **note applicant requested discussion related to this item be tabled until the end of this public meeting due to a schedule conflict of theirs** Frank McPartlan (Dillis & Roy), Brian Vitek (Landscapes Unlimited), Bruce Rehkop (Escalante Texas), Erin Cardoza, Kelly Durfee Cardoza (Avalon Consulting), Michael Galvin (Escalante International Superintendent), Paul McManus (EcoTec) were all present on behalf of the applicant. Frank provided a summary of the site's existing conditions, introduced the team present, and a brief history of the parcel from the course's first origination. In summary he highlighted restoration/remediation areas proposed, along with the reduction of 65 acres of turf overall throughout the Pines Course. The proposed work incorporates rustic features with smaller footprints. This includes at 10' wide minimum area for once-a-year mowing to manage woody vegetation. The addition of naturalized areas with no decrease of existing natural areas on site. Turf species chosen for the site are more resilient and drought tolerant hoping to reduce irrigation needs. The acronyms expressed represent varying management and remediation strategies for the site. NITG – non irrigated turf grass, NIAM – Non annual mowing outside of play/meadow areas, NGAM – native grasses annual mowing. A wet meadow remediation effort will be carried out at Holes 14 and 15 replanted with native vegetation (2' vegetation height), about 4,000 sq ft of shrub swamp, and a forested swamp that will be planted and left to naturalize. Cart paths will be stripped of asphalt and recycled for use as base layer of cart paths, and a portion will be grass/gravel paths. A guardrail is proposed to delineate the pathway use from resource areas. The project includes the repair of 1100 linear feet of walls along Runaway Brook. A stream section will be daylighted, existing cart path removed, but pedestrian foot bridge installed over the stream section. A pond bank currently retained by concrete blocks, will involve the removal of blocks, and naturalize the slope with grading, planting, and geotextile fabric. The treatment plant and potable water source replacement will allow existing well infrastructure to be abandoned in place. Waste water treatment plant connection will be installed using trenchless technology. The force main will be installed using normal trenching methods. Hole 1-2 proposes a bunker installation and reconfiguration of cart path. Hole 14 involves the removal of 3 maple and 2 pine trees. Hole 8 green is being eliminated as it exists today. 17 Tee proposes to remove three (3) 28" pines, one (1) 24" twin pine, and two (2) 24" with stump grinding. Irrigation will be removed in this area. Hole 15 proposes to remove turf and invasives within jurisdictional areas of the commission. Hole 17 and 18 propose to remove one (1) 12" maple, one (1) 20" Oak tree. Stormwater discharge in this area will be removed. The construction will have a phased approach that decreases impact and erosion controls will consist of straw wattles, and geotextile fabric on slopes meeting 3:1. Hole 14 tees and wetlands "G" will have geotextile fabric installed for stabilization. Equipment will be refueled outside resource areas. 9 trees total are proposed to be removed (1) oak in close proximity to jurisdictional area is also included in the request. The trees removed will be chipped outside of jurisdictional area and the stumps proposed for removal shall be disposed of properly or used elsewhere on site as stump grindings outside of the commission's jurisdictional areas. Turf will be removed within jurisdictional areas and planted as prescribed in Appendix D with associated plans. Areas will be applied via hydroseed methods with a tackifier or slice seeded. Paul (Ecotec) highlights pond "G" as area that will remove concrete wall, cut into slope, and remediate wet meadow and approximately 240 linear feet of wall to be removed. Kelly finished providing summary of the proposed work specifying cart paths will be 8' wide some with a cape cod berm. "G" and "H" hydrologic connection will be daylighted and have a control structure installed. The commission requested a site visit, inquired about existing waste water treatment, and Hole 11 ponds. Paul (Ecotec) highlighted the definition of a lined pond and implications of jurisdiction in the wetlands protection act. Conservation Agent highlighted if the commission wishes they could review during the site visit. She further provided her preliminary comments and requested clarification on items including; the wetland delineation is not requested to be confirmed as part of this application, solely the work is being reviewing/considered (applicant confirmed true). Chair highlighted items to be reviewed during the site visit, but not limited to Holes 14, 15, area by 6 and areas allowed to naturalize/restore. Conservation Agent expressed the process of coordinating the site visit to the applicant. **Chair Brian made a motion to continue the public hearing for 159 Ballville Road Escalante International Pines Course Renovations until the March 7th 2023 meeting at 7:45pm. James seconded, all unanimously, AYE. Roll call vote: BB, WP, JG, LS, PB, AYE.**

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| 8. | Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, February 21st 2023 at 8:45pm Paal seconded; all unanimously AYE.
Roll call vote: BB, WP, JG, PB, LS, AYE. |
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