



Bolton Conservation Commission

Meeting Minutes



Date:	Tuesday, March 21st 2023
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, Lori Stephenson, James Geraghty, Paal Brandvold, Conservation Agent, Rebecca Bucciaglia
Guests:	Andrew Schaubhut (Bolton Trails Committee), Sean Hannaway, Randall Heglin (Department of Public Works), Tim Hess (InSitu), Nick King (InSitu), David Crossman, Craig Bovaird, Paul McManus (Ecotec), Erin Cardoza (Avalon), Frank McPartland (Dillis & Roy), Brian Vitek, Bruce Rehkop (Escalante), Herb Colby, Judy Tavarez
Next Meeting:	Tuesday, April 4th 2023 7:00pm via Zoom

- Trail Connection Discussion** – proposed trail segment across town land adjoining existing trails and providing connectivity along larger south – west segment across town. Trail segment proposed through Adjacent upland resource areas and vernal pool habitat of Municipal Parcel adjacent to Horse ring field area. Andrew Schaubhut a volunteer of the Bolton Trails Committee was present to provide a summary of the project to the Commission. Conservation Agent identified on visuals where the locations being described were. She further noted this trail would begin at Berlin Road across from a Bolton Conservation Trust parcel, continue through the town owned land utilizing an existing crossing (thought to have been utilized during the original Bolton Fair), then follows an existing cart path before bisecting two vernal pools on an upgradient area, continuing along the western side of derby field and connecting to the existing railbed trail located along horse ring field parcel. Commission members inquired about existing land cover type. Conservation Agent displayed an aerial photo of the area to address question. Chair Brian noted the need for permitting and asked the Conservation Agent to confirm with the BTC representative how they would like to proceed; on their own, or through the conservation commission. **The Commission voted in favor of recommending the proposed trail segment project to the Selectboard. Roll call vote: BB, JG, LS, PB, AYE.**
- Request for Determination of Applicability – 664 Main Street** – Sean Hannaway was present to provide a summary of the project. Conservation Agent displayed an aerial photo with resource area overlays. Commission members inquired about existing conditions beneath existing deck and proposed conditions under deck, erosion controls, and whether or not the deck would be enclosed or roofed. The property owner addressed the inquiries; no vegetation is to be removed, existing erosion control from septic replacement shall remain in place until deck is complete, beneath the deck will be a loose stone pad with a lattice skirt, with helical piling footings. **Chair Brian made a motion to close the public hearing for 644 Main Street. James seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE. Chair Brian made a motion to issue a Negative three determination for 644 Main Street with the following two conditions; 1) deck shall have helical pilings as footings, 2) erosion controls shall remain in place until completion of project. James seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE.**
- Notice of Intent - multiple locations** – Department of Public Works – proposed guardrail replacement and repairs Randall Heglin was present to provide a summary of the proposed work. The proposed work entails the use of wattles, stabilization efforts where footings are replaced, no large machinery just hydraulic jack equipment, all work to be conducted within Public Right of Way. Commission inquired about alterations and how areas will be stabilized. Conservation Agent reminded commission there is not DEP file# issued at this time. She will draft the Order of Conditions. **Chair Brian made a motion to continue the public hearing for the Department of Public Works Guardrail replacement and repairs until April 4th 2023 at 7:30pm. James seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE.**

4.	<p>Continued Notice of Intent – 711/713 Main Street – Map Parcel – DEPfile#112-0 - submitted by Nick King of Studio InSitu, for the proposed (1) restoration of existing foundation wall, (2) removal of hazardous trees/invasives, (3) removal of stair/pad, (4) removal of chain-link fence, (5) Construction/restoration of barn, (6) Construction of porch at 713 Main, (7) gravel courtyard, (8) proposed rainwater management, (9) proposed planting/rehabilitation, (10) daylighting of Great Brook, (11) construction of boardwalk at 713 main, (12) pervious parking, (13) construction of bridge to barn, (14) installation of waterwheel.</p> <p><i>Paal and James of the Commission provided a summary of the site visit held 3/21/2023. Conservation Agent was also present and provided additional comments regarding the site visit. She noted that an Ecological Restoration Limited Project form should supplement the NOI. Nick King displayed visuals of the parcel while Tim Hess provided a summary of the proposed 14 items highlighted within the Notice of Intent. David Crossman, and Craig Bovaird were also present. 1) the Stone Façade of the former footprint. They anticipate leaving in place to provide protection of the stream channel and immediate adjacent brook. This will be carried out with manual labor no heavy machinery will be utilized. 2) 9 trees are proposed to be removed on site due to location and one dead tree. Six of which are on town owned land. The commission noted although one tree highlighted in this discussion has some damage, trees are likely to survive 20 years still, therefore the commission requested an arborist review and provide a report specific to whether or not the trees classify as hazardous trees and related reasoning. 3) concrete removal above stream and below stairwell. This should be included as daylighting and additional scope work submitted. 4) Removal of chain link fencing. Commission noted concrete or related footings shall be removed along with the metal fencing. 5) footings for proposed barn 16 footing, gutter system with downspouts to address barn stormwater. Commission inquired about footing material (Sono tube or helical pilings) some will be granite piers, others will be Sono Tube but no specifications have been provided with the application as of yet. These specifications are required. Commission members also inquired about the water wheel purpose. The applicant provided an explanation that in summary highlighted primarily aesthetic purposes with the potential for a hope to have some stormwater addressed by function of the wheel. Commission members inquired about what will power the wheel. These specifications are required to be submitted to the commission for all aspects. 6) Farmer's porch will not replicate but emanate design of the original porch. This proposed porch will be guttered to address stormwater, and the deck flooring will be a material that is gapped allowing water to permeate through. 7) Gravel courtyard proposed to remove asphalt/paved existing parking area between 711 and 713 Main St buildings. Install a pervious gravel courtyard in its place. 8) rainwater management and plantings (tabled discussion until next meeting due to time) 11) boardwalk proposed to be roofed, with piers, on town land, roof not connected to 711 main but decking will be connected to existing building. Utilities not currently part of this NOI. The connection of boardwalk decking to existing structure is not necessary for current project. There will be approximately 4-5' between the proposed boardwalk and existing building. Conservation Agent highlighted the Riverfront Area, associated performance standards and requirements to meet those requirements. 12) parking areas on Town land. Conservation Agent at site visit inquired about the drainage, stormwater management (applicant stated it will connect into existing stormwater system on Town land). Tree removal proposed on town land required for parking area, unable to construct parking area if left in place. Conservation Agent highlighted additional permissions required for removal of material and work on town land outside of this process. Additionally, the applicant should review the Town Common and town land restrictions, and site limitations to understand whether or not they are able to remove the subject trees and conduct associated work. Commission will continue to review material and provide comments to the applicant's team (if any) before the next meeting.</i></p> <p>Chair Brian made a motion to continue the public hearing for 711/713 Main Street Notice of Intent until the April 4th 2023 meeting at 7:45pm. Paal seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE.</p>
5.	<p>Minutes – Chair Brian made a motion to accept the minutes as drafted for the 03/07/2023 meeting of the conservation commission. Paal seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE.</p>
6.	<p>Continued 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 April 4th 2023 at 8:00pm via zoom. Lori seconded, all unanimously, AYE. Roll call vote: BB, JG, PB, LS, AYE.</p>

7.	<p>Continued Notice of Intent – 159 Ballville Road – Escalante International – renovations to pines course <i>Paul McManus of Ecotec on behalf of the applicant was present to provide a summary of revisions as discussed during the site visit. Commission members provided a summary of the site visit. Conservation Agent inquired about a cart path and identified areas of proposed mitigation that may be able to be expanded upon due to no play identified for these areas. Erin Cardoza of Avalon Consulting was present to state a revised plan with removal of existing grill and tank (as identified during the site visit) are not proposed to be removed. The plans were sent that evening and therefore the commission has yet to review these materials. Frank McPartlan provided insights related to the cart path in question and Conservation Agent clarified her comment further.</i> Chair Brian made a motion to continue the public hearing for 159 Ballville Rd until April 4th 2023 at 8:05pm via zoom. James seconded, all unanimously, AYE. Roll call vote: BB, JG, PB, LS, AYE.</p>
8.	<p>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 reassess fines that will be issued, contact is being attempted by conservation department to developer.</p>
9.	<p>Conservation Agent Updates:</p> <ul style="list-style-type: none"> • Bolton Trails Connectivity Improvement Project – <i>no new updates</i> • Upcoming Walk Summit Series – <i>March 31st 2023 at 4:30pm Fyfeshire Dam Conservation Area to Peach Hill Road</i> • NRCRLM Bylaw/Regulations Priority Recommendations review follow up for any comments regarding development bylaw revisions <p>Opportunity: Volunteer Land Steward position, Conservation Commission Member Open Space and Recreation Plan Update <i>OSRP subcommittee has held their second 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.</i></p> <p>For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email rlongvall@townofbolton.com</p>
10.	<p>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, March 21st 2023 at 9:17pm Paal seconded; all unanimously AYE. Roll call vote: BB, JG, PB, LS, AYE.</p>