



# Bolton Conservation Commission

## Meeting Minutes



<b>Date:</b>	<b>Tuesday, April 4<sup>th</sup> 2023</b>
<b>Time/Location</b>	7:00 p.m. Zoom (remote participation)
<b>Commissioners Present:</b>	Chair Brian Berube, Lori Stephenson, James Geraghty, Gillian Glassanos, Paal Brandvold, Conservation Agent, Rebecca Bucciaglia
<b>Guests:</b>	Jack Maloney (Dillis & Roy Civil Design Group), Randall Heglin (Department of Public Works), Tim Hess (InSitu), Nick King (InSitu), David Crossman, Jay Webster, Craig Bovaird, Paul McManus (Ecotec), Kelly Durfee-Cardoza (Avalon), Frank McPartland (Dillis & Roy Civil Design Group), Michael Galvin, Chad Martston,
<b>Next Meeting:</b>	<b>Tuesday, April 18<sup>th</sup> 2023 7:00pm via Zoom</b>

- 1. Notice of Intent – 40 Hudson Road – Map 4.D Parcel 09 – demolition and reconstruction of the “Fishing Camp” building, installation of a new 1,500-gallon septic tank & 1,000-gallon pump chamber to an existing septic system. Trees are proposed to be removed. An inventory of the specific trees needing to be removed have not been documented at this time. Jack Maloney was present to provide a summary of the completed work under the previous OOC and note that a request for certificate of compliance will be addressed for 112-0650. Then provide a summary of the proposed work. The Commission requested a site visit, will the existing structure be renovated or removed in full, and inquired further about when the existing structure was built. Conservation Agent noted she will reach out to Assessor’s to find additional information about the year constructed. Jack Maloney summarized the camp will be removed in full, material below will be regraded, helical piers will be utilized as a foundation with no concrete, and a connection to the existing septic and well will be installed. The infrastructure will support only one bedroom. The Commission requested the applicant stake out the well line and sewer line prior to the site visit. The DEPfile# has yet to be issued at this time. Commission members inquired confirmation that a majority of the work will take place within the 25’ no-disturb area. Vegetation along the bank and property will be reviewed at site visit. **Chair Brian made a motion to continue the public hearing for the “fishing camp” project located at 40 Hudson Road until April 18<sup>th</sup> 2023 at 7:15pm. Lori seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, GG, PB, AYE.****
- 2. Minutes – Chair Brian made a motion to accept the minutes as drafted for the 03/21/2023 meeting of the conservation commission. Paal seconded, all unanimously, AYE. Roll call vote: BB, JG, GG, LS, PB, AYE.**
- 3. 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.**

4.	<p><b>Conservation Agent Updates:</b>  Bolton Trails Connectivity Improvement Project: <i>Initiation Phase with Grant Program complete, coordination for scheduling work day events, reviewing scope</i>  <i>Upcoming Trail Walk April 26<sup>th</sup> 2023 12pm Powder Hill</i>  Geocache placement request from Wayne McKenney  <i>Commission comfortable with Wayne's request and thanked him for requesting permissions first as required for Town Land. Commission required Wayne to provide them with specifics of what will be used as a geocache. The Commission also noted these may not be placed without prior permission and that a policy may be put in place should they determine it become an issue.</i></p> <p><b>NRCRLM MVP</b> <a href="https://climateresilient.wixsite.com/nashuariver">https://climateresilient.wixsite.com/nashuariver</a></p> <p><b>Opportunity:</b>  <b>Volunteer Land Steward position</b> – <i>available</i>  <b>Conservation Commission</b> – <i>available</i>  <b>Open Space and Recreation Plan Update</b></p> <p>For all inquiries regarding these opportunities please contact the Conservation Agent, call 978-779-3304 or email <a href="mailto:rbucciaglia@townofbolton.com">rbucciaglia@townofbolton.com</a></p>
5.	<p><b>Notice of Intent - multiple locations</b> – <i>Department of Public Works – proposed guardrail replacement and repairs</i>  <i>Randall Heglin was present to provide a summary of the proposed work. Conservation Agent provided a summary of where the hearing is to date. DPW Director inquired about the location of the DEP sign and where best to be placed. Chair Brian made a motion to close the public hearing for the Department of Public Works Guardrail replacement and repairs. James seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE. Chair Brian made a motion to issue an Order of Conditions for the public hearing for the Department of Public Works Guardrail replacement and repairs. James seconded, all unanimously, AYE. Roll call vote: BB, JG, LS, PB, AYE.</i></p>

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| 6. | <p><b>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.</b></p> <p><i>Conservation Agent provided a summary of the hearing process thus far. The applicant had submitted a progress report as they are working on submitting additional information and reports as required. DEP has yet to issue the file# until the extensive additional information is submitted. The Building Inspector has stressed the stairway and concrete foundation/structure over the stream is required to be removed due to its hazardous condition. The applicant previously relayed they are removing the water wheel, and daylighting of stream but will amend the proposal to incorporate a proposal to upgrade the current septic treatment or lack thereof. The Conservation Agent noted, the area required by the building inspector to be removed is an area where the stream will be daylighted with the removal of that structure and thus still requires the appropriate filing information. The applicant was present and requested the commission go through the list of items form the NOI and the items from DEP were relative to completeness of a filing. The Conservation Agent inquired about a point of order 1) that the progress report be reviewed, 2) that no additional reports have been provided at this time, 3) the documents requested by DEP and the commission are not minimal. They are extensive reports, that are required information about the project and impacts to resource area to properly establish the scope of work proposed. Commission Chair agreed, and noted the applicant's arborist was present. Although the applicant has yet to submit the report form the arborist he requested the arborist Jay Webster, provide his verbal summary. The Commission requested a continuation until the additional information is provided. Chair Brian noted the commission does not create the proposal with the applicant, the applicant needs to submit a complete proposal in whole for the commission to review and deliberate on in relation to the regulations. The Commission inquired what involvement the tree warden may have. The Conservation Agent noted as these are not street trees, typically no involvement until requested by the property manager which in this case would be the Selectboard.</i></p> <p><b>Chair Brian made a motion to continue the public hearing for 711/713 Main Street Notice of Intent until the April 18<sup>th</sup> 2023 meeting at 7:30pm. Paal seconded, all unanimously, AYE. Roll call vote: BB, JG, GG, LS, PB, AYE.</b></p> |
| 7. | <p><b>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 18<sup>th</sup> 2023 at 7:45pm via zoom. Lori seconded, all unanimously, AYE. Roll call vote: BB, GG, JG, PB, LS, AYE.</b></p>  |
| 8. | <p><b>Continued Notice of Intent – 159 Ballville Road – Escalante International – renovations to pines course Kelly Durfee-Cardoza, Frank McPartlan, Michael Galvin, Chad Martston, and Paul McManus were present to represent the applicant. Conservation Agent provided a summary of the hearing process thus far.</b></p> <p><b>Chair Brian made a motion to close the public hearing for the proposed renovations to the pines course. James seconded, Paal Abstain, all others, AYE. Roll call vote: BB, GG, JG, LS, AYE PB Abstain. Chair Brian made a motion to issue an Order of Conditions for the proposed renovations to the pines course. James seconded, Paal Abstain, all others, AYE. Roll call vote: BB, JG, GG, LS, AYE PB Abstain.</b></p>   |
| 9. | <p><b>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, April 4<sup>th</sup> 2023 at 8:30pm Paal seconded; all unanimously AYE. Roll call vote: BB, JG, GG, PB, LS, AYE.</b></p>   |