



Bolton Conservation Commission

Meeting Minutes



Date:	Tuesday, February 15 th 2022
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, William Payne, Gillian Glassanos, Lori Stephenson, Emily Winner (Conservation Agent, Rebecca Longvall)
Guests:	Ryan Proctor, Jack Maloney (Dillis & Roy), Richard Davis, Rachel Watsky, Tim Hess (Insitiu Studios), Tom Schutz, Jill Bowtruczky, Pamela Duggan, Amy Balewicz, Scott Hayes, Jim Geraghty
Next Meeting:	Tuesday, March 1 st 2022 7:00pm via Zoom

1. 0 Butternut Lane – Notice of Intent – DEP File# 112-0705

The applicant's representative Tom Schutz of Goddard consulting provided a summary of the proposed construction of a single-family house with two porches, a driveway, a septic system, retaining wall, well and a fence to be located at Assessor's Map 6.E Parcel 37. The applicant's representative expressed no scraping shall take place within the AURA outside of the driveway limit of work, but loam and seed will be added to stabilize. The applicant's representative highlighted the disturbances within the Adjacent Upland Resource Areas 5,537, 5,071 sf, and 2,685sf within the river front area. The Chair noted the seed mix should be a wildlife or conservation mix mowed once annually and should not be maintained as proposed lawn. A site visit has been requested by the commission. Commission members further inquired about delineating the property line to confirm no encroachment into the adjacent town owned conservation land. The commission inquired about the proposed erosion and sediment controls. These should be wattles and silt fence not haybales. Lastly, the commission stated a requirement of no chemical use on the property specific to prohibiting herbicides, pesticides, fertilizer use. The Conservation Agent read DEP# into the record and associated comment: the confirmation of BVW delineations be avoided, if possible, when deep snow cover or "deep freeze" conditions exist, see delineating boarding vegetated wetlands under the Massachusetts Wetlands Protection Act p49. Conservation agent further noted the resource area has yet to be confirmed by the commission. Chair Brian requested a continuation, the applicant's representative was amendable.

Chair Brian made a motion to continue the Notice of Intent for the proposed project located at 0 Butternut Lane Dep file# 112-0705 for the proposed construction of a single-family house with two porches, a driveway, a septic system, retaining wall, well and a fence to be located at Assessor's Map 6.E Parcel 37, until the March 1st 2022 public meeting of the conservation commission at 7:00pm. Gillian seconded, all unanimously, AYE.

Roll Call Vote: BB, WP, EW, GG, LS, AYE

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| 2. | <p>662 & 664 Main Street – Notice of Intent – DEP File# 112-0706</p> <p><i>The applicant's representative Jack Maloney of Dillis and Roy provided a summary of an existing failed leach field system. Then provided a summary of the proposed replacement of a shared septic system, to be located at Assessor's Map 2 Parcel 23; Assessor's Map 2 Parcel 24. The proposed system will also be upgraded to a presby system, the existing material shall be removed and new material installed in its place. The proposed project increases the limit of work slightly by increasing the height by a foot and carrying the grade down 3:1 to the toe of slope which will be supplemented with a stone swale barrier. This limit of work shall not impact existing trees at limit of current lawn area. A site visit has been requested by the commission. The applicant referenced the originally permitted septic system from 2003. The Commission inquired about the native grass mixture or conservation seed mix to be utilized and reduce the area of lawn. The current lawn area is encroaching into the 25' no disturb area, slope stabilization to be supplemented with native shrub plantings to also act as a physical limit of work in perpetuity. Straw wattles and silt fence are the proposed erosion control along the limit of work. Brian requested a continuation; the applicant's representative was amendable.</i></p> <p>Chair Brian made a motion to continue the Notice of Intent for the proposed project located at 662 & 664 Main Street Dep file# 112-0706 for the proposed replacement of a shared septic system, to be located at Assessor's Map 2 Parcel 23; Assessor's Map 2 Parcel 24, until March 1st 2022 at 7:15pm. William seconded, all unanimously, AYE. Roll Call Vote: BB, WP, EW, GG, LS, AYE</p> |
| 3. | <p>Notice of Intent – Lot 5 Meadow Road – DEP#112-0703</p> <p><i>The applicant's representative Ryan Proctor of Dillis and Roy was present. The Chair provided a site visit summary. The Conservation Agent provided an update and read the DEP# and associated comment into the record: It appears that five or more residential lots have been created by the property owner within the last 6 years. Housing developments of give or more units require the applicant to demonstrate that the Massachusetts Stormwater Standards have been met to the maximum extent practicable. MassDEP recommends that additional measures (roof infiltration, check dams, settling basin, etc.) be incorporated into the site design to achieve compliance with the standards. In addition, a signed and stamped stormwater checklist should be submitted to the commission and MassDEP. The applicant should also demonstrate that changes in the site hydrology will not adversely impact the hydrology of the Potential Vernal Pool adjacent to the Meadow Road. Ryan provided a summary of the memorandum sent to the commission stating how the current design relates to Storm Water Standards. Additionally, he expressed the current proposal focuses on capturing, infiltrating, while preventing major site disturbance. The Commission requested roof infiltration, riprap check dams within the proposed swale, project grading away from vernal pool habitat and plantings with conservation seed mix by proposed within the AURA associated with the Limit of Work. The Chair requested updated plans and requested a continuation. The applicant's representative was amendable to this.</i></p> <p>Chair Brian made a motion to continue the Notice of Intent for the proposed project located at Lot 5 Meadow Road, Dep file# 112-0703, until March 1st 2022 at 7:30pm. Gillian seconded, all unanimously, AYE. Roll Call Vote: BB, WP, EW, GG, LS, AYE</p> |

4.	<p>Notice of Intent – Lot 6 Meadow Road – DEPfile#112-0704</p> <p><i>The applicant's representative Ryan Proctor of Dillis and Roy was present. The Chair provided a site visit summary. The Conservation Agent provided an update and read the DEP# and associated comment into the record: It appears that five or more residential lots have been created by the property owner within the last 6 years. Housing developments of give or more units require the applicant to demonstrate that the Massachusetts Stormwater Standards have been met to the maximum extent practicable. MassDEP recommends that additional measures (roof infiltration, check dams, settling basin, etc.) be incorporated into the site design to achieve compliance with the standards. In addition, a signed and stamped stormwater checklist should be submitted to the commission and MassDEP. The applicant should also demonstrate that changes in the site hydrology will not adversely impact the hydrology of the Potential Vernal Pool adjacent to the Meadow Road. Ryan provided a summary of the memorandum sent to the commission stating how the current design relates to Storm Water Standards. Additionally, he expressed the current proposal focuses on capturing, infiltrating, while preventing major site disturbance. The Commission requested the stamped and signed stormwater checklist, roof infiltration, riprap check dams within the proposed swale, project grading away from vernal pool habitat and plantings with conservation seed mix by proposed within the AURA associated with the Limit of Work. The Chair requested updated plans and requested a continuation. The applicant's representative was amendable to this.</i></p> <p>Chair Brian made a motion to continue the Notice of Intent for the proposed project located at Lot 6 Meadow Road, Dep file# 112-0704, until March 1st 2022 at 7:35pm. Emily seconded, all unanimously, AYE. Roll Call Vote: BB, WP, EW, GG, LS, AYE</p>
5.	<p>Continued Notice of Intent – Century Mill Road Map 3D Parcel 75 – proposed construction of three single family homes and widen and pave an existing gravel driveway – DEPfile# 112-0693</p> <p>Rachel Watsky and Scott Hayes were present to represent the applicant. Conservation Agent provided an update to the commission that there were no new comments from DEP but their statement requiring a 401 Water Quality Certification still stands. Richard Davis was present to state an email was submitted from him to the Chair and Conservation Agent that relayed his concerns regarding questions and frustration with the existing resource area delineation. Chair Brian inquired about the decision process and the conservation agent confirmed the commission has 21 days from the close of the public hearing to issue a decision. Emily inquired about whether or not the commission had reached any conclusions and why not continue to discuss draft decisions. The applicant was not amendable to continue and requested the closure of the public hearing.</p> <p>Chair Brian made a motion to close the public hearing jointly held under the Massachusetts Wetlands Protection Act (WPA) and the Bolton Wetland Bylaw regarding the Notice of Intent associated with DEPfile#112-0693 located off of Century Mill Road, Assessor's Map 3D Parcel 75, for the construction of 3 single family homes and the paving of an existing gravel driveway. Emily seconded; all unanimously AYE. Roll Call Vote: BB, WP, EW, LS, GG AYE</p> <p>*The vote issuing a decision will be tabled until the next public meeting of the conservation commission on March 1st 2022*</p>
6.	<p>711/713 Main Street – Introduction of conceptual project</p> <p>Insitu Studios representative Tim Hess was present along with Daniel Carr of Stamsky McNary, and Craig Bovaird (property owner) to provide the Conservation Commission with an introduction to their conceptual project. The Conservation Agent reminded those present that no formal filing has been made, the entire site is within resource area and jurisdictional areas. She also clarified the infrastructure that houses the stream under the common before it reaches the subject property.</p>
7.	<p>Minutes – Chair Brian made a motion to accept the minutes as drafted for the public meeting of February 15th 2022. Emily second; Lori abstains, all else unanimously approve. Roll Call Vote: BB, WP, GG, EW, AYE</p>

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| 8. | <p>Conservation Property Updates: Maintenance and management items</p> <p>Guided Trail Walk – Houghton Conservation Area Tuesday, February 23rd 2022, 12:00pm starting at trail head (off of Houghton Farm Lane)</p> <p><u>MVP Program</u></p> <p>Current FY21-FY22: Nashua River Communities Resilient Lands Management Project</p> <p><i>Community members interested in learning more or interested in participating in this project please contact the Conservation Agent.</i></p> <p>https://climateresilient.wixsite.com/nashuariver</p> <p>Opportunity: Volunteer Land Steward position</p> <p>For all inquiries regarding this position please contact the Conservation Agent, call 978-779-3304 or email rlongvall@townofbolton.com</p> |
| 9. | <p>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, February 15th 2022. Gillian seconded; all unanimously AYE.</p> <p>Roll Call Vote: WP, BB, GG, EW, LS, AYE</p> |