



Bolton Conservation Commission Meeting Minutes



Date:	Tuesday, November 21st 2023
Time/Location	7:00 p.m. Zoom (remote participation)
Commissioners Present:	Chair Brian Berube, James Geraghty, Paal Brandvold
Guests:	Gordon Taylor (Trails Committee), Glenn Gleason, Anne Hart, Andrew Schaubhut (Trails Committee), Paul McManus (EcoTec), Michael Galvin (Superintendent of the International), Steve Alden (General Manager of the International)
Next Meeting:	Tuesday, December 5th 2023 7:00pm via Zoom

- 1. Request for Determination of Applicability - 115 Wilder Road – Map 5.B Parcel 34 - Submitted by Dillis & Roy Civil Design Group, Inc. on behalf of the applicant, David Russell.** *The conservation administrative assistant informed the Commission that the applicant had submitted a request to continue the hearing to the December 5th meeting. Chair Brian made a motion to continue the public hearing for the 115 Wilder Road project until the Tuesday, December 5th 2023 meeting of the conservation commission at 7:00pm via Zoom. Paal seconded, all unanimously, AYE. Roll call vote: PB, JG, BB, AYE.*
- 2. Minutes – Chair Brian made a motion to approve minutes from the November 21st 2023 meeting. James seconded, all AYE. Roll call vote: PB, JG, BB, AYE.**
- 3. Discussion regarding DRAFT Bylaw Regulation Revisions -** *The conservation administrative assistant informed the Commission that the draft regulation revisions need to be submitted by February 26, 2024. Chair Brian gave a reminder to Commissioners to review the revisions if they have not already, which can be found in the Town Hall Conservation Department or online under “current projects” on the Conservation webpage.*
- 4. Trails Committee Discussion Regarding Equipment -** *Gordon Taylor was present. Gordon noted that the Trails Committee is interested in purchasing a new brush hog, as the current one is about 25 years old and in bad shape. He noted that the Town Administrator informed him that there currently is not enough money in the budget for FY24. The conservation administrative assistant noted that the budget for FY25 includes the funds for a new brush hog. Gordon noted that the current brush hog has been stored at the old firehouse which is going to be demolished sometime in the near future, as well as on a trailer covered with a tarp which he believes is either parked at the DPW or at Bowers Springs. The Trails Committee is interested in having some sort of storage space for the new brush hog but there is question as to where it would be placed. Chair Brian noted that it would be worth looking into a storage shed but it would need to be added to the budget as well.*

5.	<p>Notice of Intent – 36 East End Road – Map 5.E Parcel 16 - Submitted by property owner, Glenn Gleason, for the proposed demolition of the existing garage, and building a replacement 2-car garage, farmer's porch, and connection to the house. Glenn Gleason and Anne Hart were present. Anne Hart noted that their contractor stated the structural integrity of the current garage is not there and it would need to be taken down. They would like to demolish the current garage, and build a replacement garage that would connect to the house through a farmer's porch. The proposed project is within the riverfront area and the 100 ft. buffer zone. The increased square footage of the alteration would be 816 sq. ft. Chair Brian requested a site visit and for the applicant to stake out the placement of the addition on the property. Chair Brian made a motion to continue the public hearing for the 36 East End Road project until the Tuesday, December 5th 2023 meeting of the conservation commission at 7:10pm via Zoom. James seconded, all unanimously, AYE. Roll call vote: PB, JG, BB, AYE.</p>
6.	<p>Trails Committee Discussion - Rattlesnake Bridge Replacement - Andrew Schaubhut was present. The Bolton Trails Committee is seeking to replace a bridge that has fallen in disrepair at Rattlesnake, which connects the main area to the Sawyer Grist Mill site. It is located on the border of the Town of Bolton and Bolton Conservation Trust land. They would like to replace the broken bridge with their standard bridge, consisting of composite decking, 4x6 spanners, 4x6 headers at each end, and 2x4 curbing on the sides of the decking. It would be 10 ft. long. Chair Brian noted that because it is replacing a broken bridge in the same footprint, he thinks it is something that could be voted on at this evening's meeting as it is somewhat of a safety issue. All Commission members agreed. Chair Brian made a roll call vote to approve the replacement of the bridge on the Rattlesnake Conservation Land as presented and discussed at the November 21st Conservation Committee meeting. Roll Call: PB, JG, BB, all unanimously AYE.</p>
7.	<p>Trails Committee Discussion - North Brook Trail Proposal with Bridge Reviving - Andrew Schaubhut and Gordon Taylor were present. The Bolton Trails Committee and the Bolton Conservation Trust are seeking to revive a Trail Easement that was negotiated in the early 1990's. They are proposing to put in a trail inclusive of a single bridge crossing. This proposed North Brook trail would connect the Oaks loop to the Fyfeshire Conservation area, and it would follow the North Brook stream. Portions of the trail would run through private property and property owned by Escalante Golf. Andrew noted that they are trying to leave the least amount of impact as possible, using existing cart paths going through the Taylor Kennedy property. Gordon noted that the Conservation Trust has a Conservation Restriction on the property, and part of the easement includes a trail 50 ft. on either side of the brook. The trail marks have been adjusted by the Conservation Agent because it was not practical for the trail to be 50 ft. from the brook, as it would be very wet. The adjusting of the trail is to accommodate that, as well as to accommodate a request from Justin Schultz who is trying to start a tree farm downhill from the trail. Andrew noted that the property owner of the International, Escalante, is favorable to the proposed new trail. The Commission members noted they are in favor of the project. Chair Brian noted that the next step would be to submit a filing, which he believes should be a Notice of Intent as opposed to a Request for Determination of applicability.</p>

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| 8. | <p>Discussion – The International LLC - 159 Ballville Road - Map 4.A Parcel 5.0 - Paul McManus, Michael Galvin, and Steven Alden were present. Paul McManus noted that The International has an Order of Conditions to renovate the Pines Golf Course, and much of the work is already done, including the grading and the seeding. He was hired as the Environmental Monitor for the International as per the Order of Conditions. A couple months ago Paul reported on a valuation that was done on the Willow Pond, where there had been an incident with intense rainstorms which caused some sediment to get into the wetland and pond. The sediment in the wetland was cleaned up, but they are seeking authorization from the Commission to remove a couple of cubic yards of sediment from the pond. They would use a portable pump that would be staged in the upland with an attached pump intake hose, and then would go out into the edge of the pond with waders and suck out the material. Water would also be sucked out, and would be discharged into a grassy flat area. Any pumped water would infiltrate through the grass back into the pond. Chair Brian inquired whether this would be a recurring issue, or if it was a one-time event. Paul McManus clarified that it was a one-time event due to the conditions at the time. The Conservation Agent had asked for a pipe to be removed which piped surface water from the west. During the removal process, they were putting in a big infiltration pit to infiltrate that water and a big rainstorm occurred, bringing in 3” of rain in one day. The seeding was also not yet established at that point. So those circumstances were the cause of this sediment deposit. Paul McManus noted that he would be overseeing this project when it happens and would then report back to the Commission when completed. Chair Brian made a roll call vote to approve the proposed plan to mitigate the sediment buildup in the Willow Pond at Escalante International. Roll Call: JG, BB, AYE. PB abstained.</p> |
| 9. | <p>Discussion - Request for Certificates of Compliance - 72 Golden Run Road - Map 5.C Parcel 60 - DEP File #112-0170 and DEP File #112-0178 - The applicant was not present. Chair Brian noted that the Commission would need to perform a site visit. The conservation administrative assistant gave an overview. The applicant is seeking Certificates of Compliance for two Orders of Conditions from 1992 and 1993. The Bolton Conservation Department does not have copies of the Notices of Intent to reference for project details. However, the conservation administrative assistant came across Conservation Commission meeting minutes which give some details on the project. The orders were for the construction of a single-family home, including a siltation fence used during the construction of the driveway, and also for additional work on the side of the house and grading work on the driveway area in the buffer zone. A berm was constructed to inhibit discharge runoff into a vernal pool. Chair Brian noted that he’d like to check on the berm and make sure all erosion controls had been removed before issuing Certificates of Compliance.</p> |
| 10. | <p>Discussion regarding FY25 Budget - The conservation administrative assistant gave an overview of the proposed FY25 budget. The budget needs to be submitted to the Town Administrator the following Monday, 11/27/23. It is a mostly level funded budget, with additional funds for a new brush hog for the Trails Committee. Suggestions made by the Commission were to deduct the one-time expense from FY24 for Land Maintenance, increase the Conservation Fund by \$500, and increase funding for equipment for a new brush hog and storage shed. A question was raised regarding whether the one-time Land Maintenance project would be completed during FY24. Chair Brian noted that any unused funds would possibly go into free cash which could allow them to complete the project, should it roll into FY25.</p> |

11.	<p>Conservation Land <i>updates</i></p> <p>Forest Legacy Project - <i>has been fully funded.</i></p> <p>Bolton Trails Connectivity Improvement Project: <i>Ongoing.</i></p> <p>Trail Stewardship Authorized Projects: Vaughn Hill Woodside Drive Trail Head – <i>removal of post, sand trail sign, repaint trail sign, install water bars utilizing material from site as previously approved locations.</i> Vaughn Hill - <i>re-route steep section with restoration work to include switchback</i> Ongoing Bowers Spring Flanagan Road Trail Head – <i>Invasive Species removal, maintenance of Norway spruce line/removal of invasives and encroachments, maintenance of tree islands within field areas.</i> Welch Pond – <i>Trail extension to Sawyer Road</i> BTC Extension – <i>Trail from Horse Ring Field to Berlin Road</i></p> <p>Opportunity: Volunteer Land Steward position – <i>available</i> Conservation Commission – <i>available</i></p> <p>For all inquiries regarding these opportunities please contact the Conservation Department, call 978-779-3307 or email landuseadmin@townofbolton.com</p>
12.	<p>Chair Brian made a motion to adjourn the Tuesday, November 21st 2023 meeting of the Bolton Conservation Commission at 8:08 pm. James seconded, all unanimously, AYE. Roll call vote: PB, JG, BB, AYE.</p>