



# Bolton Conservation Commission

## Meeting Minutes



<b>Date:</b>	Tuesday, July 27 <sup>th</sup> 2021
<b>Time/Location</b>	7:00 p.m. Zoom (remote participation)
<b>Commissioners Present:</b>	Chair Brian Berube, William Payne, Lori Stephenson, Emily Winner, (Conservation Agent, Rebecca Longvall)
<b>Guests:</b>	Jake Zbikowski (ZB Construction), Chris Western (Red Oak Renovations), Patricia Bensetler, Phil Cordeiro (Allen and Major Associates),
<b>Next Meeting:</b>	Tuesday, August 3 <sup>rd</sup> 2021 7:00pm via Zoom

- 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**  
Conservation Agent provided a summary of the applicant's recent request via email to have the conservation commission continue the public hearing until the next meeting of the conservation commission in order to provide a report and comments back to the commission.  
**Chair Brian made a motion to continue the public hearing until Tuesday, August 3<sup>rd</sup> 2021 at 7:30pm for the proposed project located at Map 3.D Parcel 75. Bill seconded; all unanimously AYE.**  
**Roll Call Vote: LS, BB, WP, EW AYE**
- Request for Determination of Applicability – 117 Wilder Road, Map 5.B Parcel 55 proposed sunroom/three season room over existing deck with 1' expansion of ground disturbance with footings.**  
The applicant's representative from ZB construction, Jake Zbikowski was present to provide a summary of the proposed project and address questions from the commission. Commission members inquired about the helical pilings as footings, direction of roof runoff, grade of the property, and difference in size from existing to proposed. The applicant described the project stating the footings would be helical pilings, the current deck is 12x12' and will be increased to 12x15' while the footings will only increase a foot beneath from the existing footing location. The commission requested and required the roof runoff to be redirected away from the resource area or to a drywell away from the resource area.  
**Chair Brian made a motion to close the public hearing for the Request for Determination of Applicability related to the proposed project located at 117 Wilder Road. Lori seconded; all unanimously, Aye.**  
**Roll Call Vote: LS, BB, WP, EW AYE.**  
**Chair Brian made a motion to issue a Negative 3 Determination of Applicability with the following conditions as discussed at this evening's public meeting:**
  - 1) Run off shall be directed away from the wetland resource area or infiltrated through a drywell also away from the wetland resource area.
  - 2) No hazardous materials shall be stored under the proposed 3 season room. Machinery stored shall be maintained as not to cause hazardous materials to spill or leach into the ground within the jurisdictional area of the commission.
  - 3) No stockpiling shall occur within 100' of the bordering vegetated wetlands.**Emily seconded seconded; all unanimously, Aye.**  
**Roll Call Vote: LS, BB, WP, EW AYE.**

3. **Request for Determination of Applicability – 580 Main Street Map 4.C parcel 24**

The applicant Philip Cordeiro of Allen and Major Associates. was present to provide a summary to the commission for the proposed excavation of test pits and the installation of groundwater monitoring wells. He summarized these tests are for geotechnical suitability of the septic system and drainage of the site. The test pits are standard, the ground monitoring wells will use 4” permeated pvc pipe about 10’ into the ground. Erosion controls proposed shall be straw wattles. The areas shall be seeded, and brought back to their natural state upon completion of testing. Commission members were concerned with the location of testing being in close proximity to the resource areas on site. Philip confirmed that at this time they are not asking approval of the wetland delineation and therefore the delineation lines on the plan are not to be considered for approval as part of this proposed project, an abbreviated notice of resource area delineation shall be submitted at a later date. Commission members were concerned about tests only being done at one location for the septic and thus relating that this must be the only location they are reviewing for a septic. Again, the concern is the proximity to resource area at the current test locations if a septic is to be located there. Chair Brian opened the hearing to public comment, Patricia Bensetler was present to express concerns about draw from the aquifer relative to this area that private residences, businesses, and the school already draw from. She also shared concerns about reducing that draw by discouraging the use of drawing water for landscaping/irrigation on any future development on the property. Philip respectfully requested the Conservation Agent provide the email referenced to him for their consideration and records.

**Chair Brian made a motion to close the public hearing for the Request for Determination of Applicability related to the proposed project located at 580 Main Street Map 4.C parcel 24. Emily seconded; all unanimously, Aye.**

**Roll Call Vote: LS, BB, WP, EW AYE.**

**Chair Brian made a motion to issue a Negative 3 Determination related to the proposed project located at 580 Main Street Map 4.C parcel 24 with the following conditions as discussed at this evening’s public meeting:**

- 1) No stockpiling shall occur within any resource area of the conservation commission’s jurisdiction.
- 2) Disturbed areas shall be reseeded, with the use of straw to allow aforementioned areas to be returned to their natural state.
- 3) Straw wattles/erosion controls shall be inspected by the Town of Bolton’s Conservation Agent prior to the commencement of work on site.

**Emily seconded; all unanimously, Aye.**

**Roll Call Vote: LS, BB, WP, EW AYE.**

4. **Request for Determination of Applicability – 84 Frye Road, Map 2.B Parcel 54**

The applicant’s representative Chris Western of Red Oak Renovations was present to provide a summary of the proposed project and address inquiries from the commission. The commission inquired about roof runoff, what the existing landscape consisted of, and the materials to be used. Chris stated they can address roof runoff in a manner suitable to the commission, the proposed deck was over an existing landscaped area and a relatively flat area. The work will utilize 5 concrete footings, have a peak roof above the deck and the work shall be located about 80’ from edge of BVW. It was noted the landscaping associated with the home is up to 50’ from the BVW at present as their Limit of Work. The Commission requested a site visit. The applicant’s representative was open to a site visit and therefore requested a continuation until the next meeting of the conservation commission.

**Chair Brian made a motion to continue the public hearing for the proposed 18x 18’ sunroom with roof and concrete footings submitted by Chris Western of Red Oak Renovations. Emily seconded; all unanimously, Aye.**

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

5.	<p><b>Update Enforcement Order from May 3<sup>rd</sup> 2021 and SWPPP Inspections –</b>  Conservation Agent provided an update on the enforcement order related items from May 3<sup>rd</sup> 2021 the applicant has completed items related to the enforcement order the last/most recent being to oversee the slopes. She also provided a summary regarding the SWPPP inspections submitted to the conservation office, which were unsigned and other concerns arose upon further review of the submitted inspections.</p>
6.	<p><b>Minutes – Chair Brian made a motion to accept the minutes as drafted from the July 6<sup>th</sup> 2021 public meeting of the conservation commission. Emily Seconded; all unanimously agree.</b>  <b>Roll Call Vote: LS, BB, WP, EW AYE</b></p>
7.	<p><b>Conservation Property Updates:</b> Maintenance and management items  <b>Still River Trail Steward Update:</b>  signage will be installed and opened to the public by the beginning of September. Thank you to our intern Brianna Carlisle for her work this summer.  *The funding for this opportunity is provided by the Nashua, Squannacook, and Nissitissit Rivers Wild &amp; Scenic Stewardship Council through the National Park Service under CFDA: 15.962 – National Wild and Scenic Rivers System*  <b>Bowers Springs – contracted Earthen Dam Assessment shall be conducted to review structural integrity of the two earthen dams which bound the two ponds on the property.</b>  <b>Wilder Pond Conservation Area – discuss work for mowing of fields/invasive species</b>  <b>Taggart Conservation Area – Vote to pursue forest stewardship plan opportunities update following existing long-term forest management plan</b>  <b>Chair Brian made a motion to authorize and approve the conservation agent to pursue forest stewardship plan opportunities to update the forest management plan. Emily seconded; all unanimously approve.</b>  <b>Roll Call Vote: LS, BB, WP, EW AYE</b>  The Commission also agreed that it would be beneficial to have the service forester provide a brief presentation to the conservation commission on the various opportunities of forest management.</p> <p><b>MVP Program Action Grant Project – Apple Country Natural Climate Solutions completed information is available via the project website: <a href="https://climateresilient.wixsite.com/applecountry/project-data-viewer">https://climateresilient.wixsite.com/applecountry/project-data-viewer</a></b></p> <p><i>Final report may also be found using the project website or this link:</i>  <a href="https://3673b23c-7171-47f0-b91c-8baa749785c4.filesusr.com/ugd/29afe1_877358fd47e943f793248d84655948e5.pdf">https://3673b23c-7171-47f0-b91c-8baa749785c4.filesusr.com/ugd/29afe1_877358fd47e943f793248d84655948e5.pdf</a></p>
8.	<p><b>Chair Brian made a motion to adjourn the public meeting of the Conservation Commission Tuesday, July 27<sup>th</sup> 2021. Emily seconded; all unanimously AYE.</b>  <b>Roll Call Vote: LS, BB, WP, EW AYE</b></p>