

Boxborough Conservation Commission  
Meeting Minutes  
Wednesday April 15, 2015 Town Hall

Members present: David Follett, Charlene Golden, Norm Hanover, Dennis Reip (Chair), and Hoff Stuart.  
Member absent: David Koonce Dennis called the meeting to order at 7:34 pm.

The Commission reviewed correspondence.

A letter was received regarding 199 Middle Road. The anonymous writer believes a shed is too close to the pond and possibly within the wetland. The Building Inspector will be asked to make a site visit and report back.

David Keyes wrote a letter about a potential gift or sale of land to the town. He stated he is still trying to sell one of the two lots.

By email the DPW requested permission to fill an abandoned well at 394 Hill Road at the trail entrance to Have Not Pond. It is a safety concern. Motion was made by Charlene, seconded by Dennis and unanimously voted to allow the work.

The ConsCom reviewed a preliminary plan circulated by the Town Planner for comments. Based on this plan of the Bjorklund land on Flagg Hill Road, an NOI filing would be required for a roadway crossing a wetland.

The ConsCom reviewed the Open Space and Recreation Plan. Motion was made by Charlene, seconded by Norm and unanimously voted to approve the plan and authorize the Town Planner to sign the submittal letter to EOEEA.

NOI cont. DEP 113-521 Project Location: Adams Place Assessor's Map 02-2-129 & 130  
Property Owner: The Gutierrez Company Applicant: Colbea Enterprises LLC (sale pending)  
Project Description: the development of a gasoline station with convenience store and drive-thru.  
Lead Reviewer: David Koonce

Applicant's representative: Laura Simkins, Sovereign Consulting Inc.

An email from Laura Simkins requested a further continuation to May 20<sup>th</sup> as they are working on an issue with DOT. Motion was made by Dennis, seconded by Charlene, and unanimously voted to grant the request and continue the hearing on May 20<sup>th</sup> at 8:00 pm.

Bob Stanley, MMAF tenant farmer, is unable to harvest some hay near the intersection of Stow Road and Tamarack Lane. The area in question is in the buffer zone. There is a portion of land that is not accessible because of the width of the farm equipment. Motion was made by David, seconded by Norm and voted unanimously to allow Bob to drive the equipment in the outer 35 feet of the buffer as long as no hay is cut or harvested in the buffer. The Commission also encouraged Bob to file an NOI for the larger land area.

NOI continuation DEP 113-514 Project Location: 103 Guggins Lane Assessor's Map 11-5-296-0.0  
Project Description: driveway, walk and deck improvements; patio, pool  
Property Owner: Shangbin Liu and Shenghua Yuan Lead Reviewer: Stuart  
Due to the scope and expense of the project, by email the applicant has requested a continuation to April 20, 2016. On March 18, 2015, after reviewing this request, the Commission granted it by a vote of 4 – 1.

ANRAD cont. DEP 113-522 Location: 1190 Liberty Sq. Rd Assessor's Map 08-5-167 & 170  
Property Owner: Coots Trust Applicant: Lorna Rush, Trustee Lead Reviewer: Charlene Golden  
Documents presented: Places Associates, consultant to Commission, report outlining 3 flags that should be moved toward the upland. They also observed a depression within the Bordering Vegetated Wetlands with characteristics of a pond or vernal pool. Additional investigations would be needed to make a determination in this area. Motion was made by Dennis, seconded by Charlene and voted unanimously to close the hearing.

The Commission discussed what potential projects would be eligible for Community Preservation Act (CPA) funding, for example removal of invasive plant species on Commission land.

David Follett will investigate what will happen when the Coutts' land is sold and if the Town will have the right of first refusal.

Motion was made by Dennis, seconded by Norm, and unanimously voted to adjourn at 9:20 pm.

Respectfully submitted, Norm Hanover.

N. Hanover                      May 6, 2015  
Approved                                      Date