

Boxborough Conservation Commission
Meeting Minutes
Wednesday
April 16, 2014 Town Hall

Members present: David Follett, Charlene Golden, Norm Hanover, David Koonce, Dennis Reip (Chair). Member absent: Hoff Stuart.

Dennis called the meeting to order at 7:35 pm.

Motion was made by David Koonce, seconded by Norm, and unanimously voted 5 – 0 to accept the gift of Lot 6 Depot Road from the Gundersen family.

Motion was made by David Follett, seconded by Norm, and unanimously voted 4 – 0 to approve the minutes of April 2, 2014.

Ashley Peters, GPR, emailed on behalf of Bruce Ringwall requesting a temporary occupancy permit for 34 Mass Ave. until November. GPR has been advised that the Building Inspector is not in favor of issuing temporary occupancy permits and the applicant should pursue completion of the project and request a Certificate of Compliance.

Bill Gagag of Miller Law Offices has advised OADR that the Sweeneys and the Eriksens have reached a settlement of the Appeal of the Superseding Order of Conditions for Flagg Hill Road, DEP file # 113-515.

The Commission reviewed a letter drafted by Norm to Sargent Road residents abutting Half Moon Meadow regarding unauthorized activity on this Conservation land. Motion was made by Norm, seconded by Dennis and unanimously voted to approve the letter as edited.

Norm reported on the meeting with the Planning Board to discuss land parcel ranking for the Open Space and Recreation Plan update. He said that much of the discussion was devoted to ranking criteria. Planning Board, Agricultural Commission, Recreation Commission, Water Resources Commission, and Town Planner will be invited to the May 7th Conservation Commission meeting to discuss parcel rankings. Dennis will review the previous OSRP to determine how it handled the issue.

8:00 NOI Hearing cont. 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: Hoff Stuart

Due to the scope and expense of the project, by email the applicant has requested a continuation to April 15, 2015. On March 26, 2014 the Commission granted this request by a vote of 4 – 1. This hearing will continue on April 15, 2015 at a time to be determined.

8:05 PM ANRAD hearing cont. DEP 113-518 Project Location: Adams Place

Assessor's Map 02-2-130-0.0 Property Owner: The Gutierrez Company

Applicant: Colbea Enterprises LLC (sale pending)

Lead Reviewer: Charlene Golden

Also Present: Laura Simkins, Sovereign Consulting Inc. consultant to applicant
Documents presented: Report from Bill Murray, Places Site Consultants, ConsCom consultant.
Discussion: It was reported that egg masses have been found in the potential vernal pool on the property. The wetland at the north of the property is drainage.

Issues/ Concerns: drainage. A few wetland flags were relocated, expanding the size of the wetland slightly.

Requests: certification of the vernal pool and survey for rare species. Applicant's representative will take this request back to her client and then advise the Commission.

Continuation date: May 7, 2014 at 8:00 pm.

8:30 PM RDA hearing Project Location: 1001 Depot Rd Assessor's Map 07-5-225-0.0.

Property Owner / Applicant: David and Rachel Rodman

Lead Reviewer: Charlene Golden

Also Present: Kevin Ritchie, Civil Solutions, consultant to applicant

Documents presented: RDA and associated plan for new septic system

Discussion: the septic system has failed Title V due to high groundwater. The new system will be mounded so that "break out" fill will have to go into the buffer zone. The location of the well further restricts the placement of the new system. In the representative's opinion, there is no practical alternative location.

Motion was made by Charlene, seconded by David Follett, and voted unanimously in favor of a negative Determination of Applicability with conditions. Motion was made by Dennis, seconded by David Follett, and voted unanimously to sign the DoA subject to Charlene's working out the addition of conditions.

Discussion: Bob Stanley, tenant farmer at MMAF, was present to discuss with the Commission the status of activity on his Stow Road farm structure and the Tamarack Road field. Greg Sheets, Owen Neville, and Liz West were also present. Mr. Stanley reported that a representative from NRCS will be visiting the site to stake the 100-foot buffer zone and then file the Notice of Intent (NOI) on behalf of Mr. Stanley. The buffer zone will be staked the last week of April and then the NOI will be filed within 60 – 90 days after that.

Regarding the farm stand, Mr. Stanley was advised that farm stands are not exempt under the Wetlands Protection Act. He stated that the utility poles are all creosote free. Dennis will draft a letter to Mr. Stanley summarizing tonight's discussion.

Norm presented plans for 29 new footbridges, totaling 348 linear feet, on the following Conservation parcels: Patch Hill, Wolf Swamp, and Have-Not-Pond.

Motion was made by David Follett, seconded by Dennis, and unanimously voted to adjourn at 9:55 pm.

Respectfully submitted, David Koonce.


Approved


Date