

Boxborough Conservation Commission  
Meeting Minutes  
Wednesday  
September 3, 2014 Town Hall

Members present: Charlene Golden, Hoff Stuart, Norm Hanover, David Koonce, Dennis Reip (Chair), and David Follett at 7:45 pm.

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

Motion was made by Charlene, seconded by Dennis, and unanimously voted 5 – 0 to approve the minutes of August 20, 2014, as corrected.

Motion was made by Dennis, seconded by Norm, and unanimously voted 5 – 0 to approve the the positive DoA for 265 Hill Road. The project submitted by property owner, Ed Whitcomb, would require the filing of an NOI.

Motion was made by Dennis, seconded by Charlene, and unanimously voted 5 – 0 to issue the Order of Conditions 113-520 for test wells at the Residences at Beaver Brook.

David Follett arrived.

Motion was made by David Koonce, seconded by Charlene, and unanimously voted 6 – 0 to issue Certificates of Compliance 113-463 and 113-506, both at 70 Codman Hill Road.

Motion was made by David Follett, seconded by Dennis, and unanimously voted 6 – 0 to approve the minutes of August 6, 2014.

By email Walter Eriksen requested an erosion control inspection for the Flagg Hill Road project 113-515. Dennis will ask Commission consultant Sue Carter, Places Associates, and the Building Inspector to inspect.

8:00 PM NOI Hearing 113-521 Lead Reviewer: David Koonce

Location: Adams Place and Massachusetts Ave Assessor's Map 02-2-129 & 130

Property Owner: The Gutierrez Company

Applicant Present: Jim Schiemer, Colbea Enterprises LLC

Also Present: Laura Simkins, Sovereign Consulting Inc., wetlands consultant to the applicant; Mark Smith and Ryan Scrittorale, Alfred Benesch and Company, engineering consultants to the applicant.

Jim Schiemer reviewed the corporate history of Colbea. Mark Smith presented the NOI and the associated plan. The proposed project is for a gas station and convenience store and proposes the construction of a septic system, drinking water well, and a driveway in the 100' buffer zone and in some areas extending within the inner 75'. Abutter Robert Parsons voiced concerns regarding possible groundwater contamination. The Commission raised questions and concerns regarding the extent of buffer zone encroachment. It was noted that the septic system is specifically prohibited in the Regulations for the Wetland Bylaw. Other concerns regarding the resource area impacts were discussed including the required testing activity for the proposed drinking water well and the lack of a temporary work zone area where the parking area retaining walls approach the 100 ft. buffer zone limit. The applicant was given the report dated September 2, 2014 from Sue Carter of Places Associates, the Commission's consultant, which detailed these and other additional concerns.

Motion was made by Dennis, seconded by David Koonce, and unanimously voted 6 – 0 to continue the hearing on October 1, 2014 at 8:00 pm.

The Commission then worked with Adam Duchesneau, Town Planner, on the draft Open Space and Recreation Plan, particularly Table 25 – 30. This work will continue at the next meeting.

Motion was made by David Follett, seconded by Hoff, and unanimously voted 6 – 0 to adjourn at 10:00 pm.

Respectfully submitted, Hoff Stuart.

H. Stuart                      13 Sept 2014  
Approved                              Date