

Conservation Commission
Minutes April 20, 2016

Members Present: Charlene Golden, Norm Hanover, David Koonce, Dennis Reip, Hoff Stuart, and David Follett at 7:43 pm.

Dennis called the meeting to order at 7:33 pm in the Grange Meeting Room.

Motion was made by Dennis, seconded by Norm and unanimously voted 5-0 to approve the Order of Conditions 113-531 for 873 Burroughs Road.

The Commission reviewed the following correspondence:

A copy of Cloudland Farm Request for a Superceding DoA from DEP.

Building Inspector's email regarding 199 Middle Rd. There is a tent in the Resource Area. The Inspector will be asked to further investigate, including tent contents.

Citizen email expressing concerns about larvicide spraying on April 20th. Motion was made by Norm, seconded by Dennis and unanimously voted 5 – 0 to not request a halt to spraying.

DPW Director DOT Ch. 90 Environmental Punch Llist for signature & input by email for paving Swanson Road. It will be a cold paving job removing 1.5" of the old top and replacing with 1.5" of new top. There will be no culvert replacement. The manholes and catch basin will be adjusted to finish grade. Motion was made by Dennis, seconded by Charlene and voted unanimously to approve the paving of Swanson Road, as covered under the DPW Maintenance Order of Conditions.

David Follett arrived.

113-535 NOI hearing continuation Location: 239 Littlefield Rd Assessor's Map 15-022-000

Applicant / owner: Fred Dushin Lead Reviewer: David Follett

Project Description: addition of a second to the existing home and an addition to the single story garage in the outer 25' of the existing 100' BVW Buffer Zone

Documents Presented: Fred Dushin provided a revised plan as requested after the site visit of April 9, 2016 at 8:00 am.

Discussion: David Follett reported on the site visit. He incremental intrusion to the Resource Area is very small and near the outer 100' buffer line.

Motion was made by David Follett, seconded by Norm and unanimously voted 6 – 0 to close the hearing.

113-534 NOI hearing continuation

Project Location: 223 Flagg Hill Road Assessor's Map 20-067-000

Proposed roadway called Silas Taylor Farm Road

Property Owner: Dolly Bjorklund Applicant: Glen Kauffman Meridian Homes

Applicant's Engineer: Bruce Ringwall, GPR Inc. Lead Reviewer: David Koonce

Present: Bruce Ringwall, Glen Kauffman, Bill Murray Places Assoc. consultant to ConsCom

Documents presented: Plans with a revision date of April 7, 2016 and memo dated April 8, 2016 in response to Peer Review Comments from Places Assoc. Inc; new stormwater calculations supplements from GPR; Places review of revised Stormwater submissions; Places Review of revised submission for NOI.

Discussion: Bruce Ringwall discussed the location of the replication area and letter from Places suggesting changes to the replication plan. Some concern exists about invasives in the replication area. He will modify the plan to clarify that 3 large pines in the area will be maintained. Places suggested using larger diameter trees and closer spacing of the new plants. There is concern about the density of new plants being too low.

The open space portion of the development will be deeded to the Town as Conservation Land. There was also discussion about runoff control where the new road will intersect with Flagg Hill Road. Motion was made by David Koonce, seconded by Dennis and unanimously voted 6 – 0 to continue the hearing on May 4, 2016 at 8:30 pm.

113-514 NOI hearing continuation Location: 103 Guggins Lane Assessor's Map 15-022-000
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 17, 2019 at 8:00 pm. Motion was made Dennis, seconded by Norm and voted 5 – 0 to grant this request.

113-536 NOI hearing Location: 536 Liberty Square Road Assessor's Map 0-186-000.
Name of Applicant: Sherrill Gould, Gould Law Name of Owner: Banfield Real Estate Trust
Engineer: Kevin Ritchie, Civil Solutions Lead Reviewer: Hoff Stuart
Project Description: replacement of failed sewage disposal system within the 100' buffer zone to a Bordering Vegetated Wetland.
Documents presented: Kevin presented the NOI.
Discussion: The Commission briefly discussed the proximity to the well on the abutter's property.
Motion was made Hoff seconded by Norm and voted unanimously to close the hearing.

RDA hearing Location: 535 Stow Road
Assessor's Map: 19-080-000, 19-081-000, 19-082-000, 19-083-000, 19-085-000, 19-066-000
Applicant: Bob Stanley – Stanley Farms, sublessee of Cloudland Farm.
Owner: Don McPherson, MMAF Rep: MaryAnn DiPinto, Three Oaks Environmental
Project description: mowing of farm fields in preparation for harrowing and planting and maintenance of drainage ditches to prevent debris from clogging channels.
Lead Reviewer: David Follett
Documents presented: MaryAnn presented the RDA.
Site visit will take place Tuesday April 26th or Wednesday April 27th at 8:00 am.date / time:
Motion was made by David Follett, seconded byDennis and voted unanimously to continue the hearing on May 4, 2016 at 8:45 pm.

RDA hearing Location: commuter railroad bed right of way Exempt from local bylaws
Applicant: Keolis Commuter Services, Boston, MA. Lead Reviewer: Dennis Reip
Rep: Kyle Fair Fair Dermody Consulting Engineers
Project description: renew wetland delineation; vegetation control will conform to the guidelines set forth in the Massachusetts Rights-of-Way Management Regulations. (333 CMR 11.00) and the preface to the Wetlands Protection Regulations (310 CMR 10.00) relative to rights-of-way management.
Documents presented: Kyle presented the RDA.
Discussion: conclusion is a Positive Determination because of wetland delineation and a Negative Determination due to exemption.

113-532 NOI hearing continuation Town Center test wells
Location: 700 Massachusetts Ave., Assessor's Map 14-046-000 and
800 Massachusetts Ave., Assessor's Map 14-050-000.
Project Description: Site preparation, well installation and pump testing for two potential public water supplies consisting of three bedrock wells within the buffer zone and exploratory soil test pits for planning and design purposes within the buffer zone well.
Applicant James Fenton, Boxborough Town Center, LLC
Engineer: Rich Harrington, Stamski and McNary, Inc.
Lead Reviewers: Charlene Golden and Norm Hanover

Discussion: The plan was to place the well(s) in the wetlands area. There is upland available in the development but houses are planned for that area. Generalities were discussed about the benefits that offset the wells in the wetland. Alternatives for well placement were not presented, as requested. The wells would need 20,000 gallons per day and a pump test will take place. A sewage treatment plant will be required.

Motion was made Dennis, seconded by Charlene and voted unanimously to continue the hearing on May 4, 2016 at 8:15 pm.

1034 Mass Ave / Lawn Barber Enforcement Order

Bill Murray, Places Assoc. and ConsCom consultant, was in attendance to discuss his review of the Oxbow remediation plan. Dennis reiterated that the Commission could require an NOI from Lawn Barber. There is a need for the land owner of the slurry spill to give permission for the clean-up and an agreement for payment of the clean-up. The property is owned by 1120 Mass Ave Realty Trust, William M. Howerton Trustee.

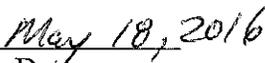
The Commission reviewed the proposed plan along with comments received from Places (Bill Murray). The Commission directs this restoration work to proceed as soon as practical with the following conditions:

1. Prior to starting this work, Lawn Barber/ Steve Phanuef shall acquire explicit permission from the owner of the 1120 Mass Ave to enter the property to perform this work. This permission shall be in writing and a copy shall be provided to the Town.
2. Incorporate or otherwise comply with the review comments from Places.
3. Notify the Commission and the Building Inspector when the work will commence and provide weekly written progress reports once started.
4. Show good faith progress toward achieving the proposed restoration within the next 30 days.

Motion was made by Hoff, seconded by David Follett and unanimously voted to adjourn at 11:05 pm.

Respectfully submitted, Norm Hanover


Approved


Date