

Conservation Commission
Minutes May 4, 2016
Grange Meeting Room Boxborough Town Hall 29 Middle Rd.

Members Present: Charlene Golden, Norm Hanover, David Koonce, Dennis Reip, and Hoff Stuart
Member absent: David Follett

Dennis called the meeting to order at 7:30 pm.

Motion was made by Norm, seconded by Dennis and voted unanimously to approve the minutes of April 6, 2016.

Motion was made by Dennis, seconded by Norm and voted unanimously to approve the payment of \$325.00 from the Trust Fund to Adelson Loria & Weisman for services relating to Depot Road property.

The Commission reviewed the Order of Conditions 113-535BWB 239 Littlefield Rd. drafted by David Follett. Motion was made by Dennis, seconded by Charlene and voted unanimously to approve the OoC.

The Commission reviewed the Order of Conditions 113-536 536 Liberty Sq. Rd. drafted by Hoff. Motion was made by Hoff, seconded by Norm and voted unanimously to approve the OoC.

The Commission reviewed the following correspondence:

By email DPW requested funds for the Flerra Meadows driveway repair. Motion was made by Dennis, seconded by Norm and unanimously voted to approve an amount not to exceed \$700.00 for crushed gravel to repair driveway at Flerra Meadows.

By email Fred Zupicich of 345 Sargent Rd. offered to purchase Conservation land on Sargent Road abutting his property. Motion was made by David Koonce, seconded by Hoff and unanimously voted to reject the offer.

The Commission received a cc of the Notice of Intent to sell 94 Chester Road from the Moran's. The Commission voted 5 – 0 to recommend the BoS waive their Right of First Refusal.

By email Cisco inquired about placing three benches near a sidewalk. Although within 50 feet of the pond, the area is previously disturbed and now lawn next to the sidewalk. The Commission does not require a filing.

The Commission received from the Building Inspector a copy of his Cease & Desist at 1034 Mass Ave.

By Email, Ed Whitcomb for Steele Farm, inquired about having DPW mow sections of Steele rotationally to control. The DPW has a maintenance OoC. Order of Conditions. The Commission agreed that the proposed activity is routine maintenance of existing non-conforming condition. There is no need for a filing or any further discussion on this matter.

NOI hearing DEP 113-537 Location: 593 Massachusetts Ave. Assessor's Map 14-159-000
Project Description: Razing of 3 existing buildings and gravel parking and construction of a new building with associated paved parking lot and drainage structures.

Applicant / owner: Leo Bertolami, Boxborough Properties

Engineer: William Hall, E.I.T. Stamski and McNary, Inc. Lead Reviewer: David Koonce

Documents Presented: Bill Hall presented the NOI and associated plan

Places Assoc., ConsCom consultants, NOI Review and Stormwater Review

Discussion: David noted that the current plan could not be approved. Norm noted that existing buildings would be removed. Bill stated that previous OoC would be improved by these changes being proposed. David asked for more information on what those improvements would be.

Commission requested the 100' buffer zone be added to the plan and the edge of NHESP Priority Habitats be highlighted on the plan. They also noted a record of junk on the property and the owner said they would move that out with the new OoC.

A site visit will be scheduled with Bill Murray, David Koonce, and David Crossman, applicant's wetland consultant.

Motion was made by David, seconded by Dennis and unanimously voted to continue the hearing on May 18, 2016 at 8:00 pm.

NOI hearing DEP 113-532 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 & Norm Hanover

Present for applicant: Bill Hall, Stamski & McNary

Documents presented: Bill presented new plans and a memo requesting an OoC for test pits only.

Bill presented new plans with relocated wells. An adjacent property is being purchased to allow for this relocation. Norm asked about narrower roads using less space but fire laws require 20' wide roadway.

The roadway is not part of this filing. It will be a future filing. The applicant is requesting an OoC only for the test pits to explore options.

Motion was made by Norm, seconded by Charlene and unanimously to close the hearing.

NOI hearing DEP no: 113- 534

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

Proposed roadway called Silas Taylor Farme Road

Property Owner: Dolly Bjorklund Applicant: Glen Kaufmann Meridian Homes

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

Present: Bruce Ringwall, Glen Kaufmann

Documents presented: GPR Plans with a revision date of April 29, 2016; memo dated May 2, 2016 in response to Peer Review Comments from Places Assoc. Inc; Long Term Pollution Prevention & Stormwater System Operation and Maintenance Plan Rev.2 dated April 29, 2016; Stormwater Management Report Rev. 2 dated April 29, 2016; Wetland Replication Plan rec'd May 4, 2016.

Discussion: Bruce presented the updated plans for planting and the creation of a wetland replication area. The Commission commented on the changes.

Motion was made by David, seconded by Dennis and unanimously voted to continue the hearing on May 18, 2016 at 8:15 pm.

RDA hearing Project 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

Discussion: The Commission reviewed the filing.

Motion was made by Dennis, seconded by Hoff and unanimously voted to continue the hearing on May 18, 2016 at 8:30 pm.

The Commission reviewed the proposed change to the Zoning Bylaw with the removal of the W-District. The Commissioners feel the towns' wetlands interests are appropriately protected and administered under the State Wetlands Protection Act and the Town Wetlands By-Law. Motion was made Dennis, seconded by Norm and voted 4-1 to recommend approval of the bylaw change.

Motion was made by Hoff seconded by Dennis and voted unanimously to adjourn at 10:30 pm.

Respectfully submitted,
Hoff Stuart

H. Stuart
Approved

18 May 2016
Date