



TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Conservation Commission

MEETING DATE: July 1, 2020

TIME: 7:30 PM

PLACE: Remote Meeting pursuant to Current Executive Order of March 12, 2020.

See instructions below.

All participants must identify themselves when speaking. All votes to be by rollcall.

7:30 TOPICS EXPECTED TO BE DISCUSSED (AGENDA):

Review Minutes and Correspondence New Business

For review and approval:

Minutes: June 17, 2020

Committee Reports: Chairman's Reports (Reip)

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

8:00 Hearing Continuation Notice of Intent Hearing 364 Mass Ave. 113-561(Follett)

Discussion as time allows: Chapter 61 Land Use

Commission Study Topics

Ongoing: Panek Trail Signs

199 Middle Road Complaint

1102 Massachusetts Ave. EO

Draft "Boxborough Bee Article" (Follett)

100 Codman Hill EO

Calendar:

July 15, 2020

Aug. 5, 2020

Aug. 19, 2020

Correspondence:

Join Zoom Meeting

<https://us02web.zoom.us/j/88493479582>

Meeting ID: 884 9347 9582

One tap mobile

+19292056099,,88493479582# US (New York)

+13017158592,,88493479582# US (Germantown)

Dial by your location

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TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING Meeting Minutes

Conservation Commission
June 17, 2020
7:30 PM
Zoom

Approved:

Members Present: Dennis Reip (Chair), David Follett, Norm Hanover, Steve Schmitt, and Hoff Stuart

Members Absent: David Koonce

Also Present:

At 7:33 PM, Dennis called the meeting to order and noted this meeting is being conducted via Remote Participation, pursuant to Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of COVID-19 a.k.a. the Coronavirus.

Motion was made by Norm, seconded by Hoff and voted unanimously by roll call to approve the minutes of June 3, 2020. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by David Follett and voted unanimously by roll call to approve Certificate of Compliance 113-550 at 1028 Hill Road. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Dennis reviewed the following correspondence:

Email J. Grant Turtle activity at Cisco. The Commission noted the land is privately owned and the traffic is only a fraction of the volume on well-trafficked roads with similar issue. No action taken.

Email J. Garreffi / Nashoba Assoc. Bd Health 218 Liberty Square Rd septic failure. Commission will issue an Emergency Order.

The Commission reviewed Anne Capra's each Conservation Restriction (CR) Monitoring Report:

Cisco – nothing notable

Colonial Ridge – the tree house and cutting of trees impacts the interest of the CR

Ft. Pond Brook – Norm noted the settling of the bridge footing and recommended the property owner repair the settling.

Inches Woods – nothing notable

Wolf Swamp – nothing notable

Dennis recommended generation of these monitoring reports every two years, and yearly for problematic sites.

Committee Reports:

Chairman's Report (Reip)

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

8:00 Public Hearing Notice of Intent (NOI)

DEP file # 113-561 Dave Follett lead reviewer

The property is located at 364 Massachusetts Avenue Assessor's Map 15-183-000

The property is owned by Jon Roland and Jennifer Bauder.

The NOI was filed by Becca Edson, Edson Architecture.

Present by Zoom for the hearing: Jon and Jennifer Roland; Becca Edson of 969 Depot Road; Kristin O'Neil of 408 Massachusetts Avenue; and Kyle Fitzgerald of 380 Massachusetts Avenue.

Becca presented the NOI.

Discussion: The water flows away from the river front. Dave questioned the roof runoff. Steve questioned the date of the flagging. Rebecca replied September, 2015. Both Dave and Norm noted any changes wouldn't be enough to be material. Dave requested an update of diagrams and for the applicant to expand on the drainage plan.

Motion was made by Dennis, seconded by Norm and voted unanimously by roll call to continue the hearing on July 1, 2020 at 8:00 PM. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

At 9:59 PM, motion was made by Norm, seconded by Dave and voted unanimously by roll call to adjourn. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Documents used during this meeting:

Agenda

Draft Minutes June 3, 2020

364 Massachusetts Avenue Notice of Intent and legal notice

Anne Capra Conservation Restriction Monitoring Reports

364 Massachusetts Avenue, Boxborough
NOI Application
06.23.20

Prepared by: Becca Edson, Architect

Project Narrative

Existing Conditions

The site is a developed lot containing an existing dwelling and driveway. There is a 200' Riverfront Area (RFA) and Bordering Vegetated Wetlands (BVW) located on the site to the North.

Project Description

The proposed work within the 200' RFA includes a small entry addition off the north (front) of the house, a new addition off the back (south) of the house, and a second story that will sit above the east side of the existing house and over the new south addition. The proposed disturbance includes roughly 560 SF of additional, new bitumous driveway toward the south side of the lot --- of which only 295 in within the 200' Riverfront Area; 366 SF of new building construction at the south side of the existing house; 96 SF of new building at the north side of the house; and 63 SF of site work (steps) at the north side of the house. This, in total, accounts for 820 SF of total disturbance within the 200' RFA. *Please note that the 200' Riverfront Setback is directly offset from the Guggins Brook bank, while the 100' Buffer Zone to Vegetated Wetland is based on the setback from the observed vegetation (therefore they do not offset from the same origin).*

As you will see on the attached plan, the existing topography creates a "ridge" that runs south-north through the existing house: this ridge means that the majority of the proposed work will occur on the south side of the house and this ridge, and is therefore not within the watershed of Guggins Brook. Per a report by a wetlands specialist in 2015 (on file with the Town, and depicted on the attached site plan), it was determined that the entirety of the runoff from the existing house/footprint flows to the south east, away from Guggins Brook. This report (including mark-ups by Becca Edson, Architect, indicating the proposed work) is included in this Project Narrative as an exhibit. The developed design will address increased roof runoff at the north west corner of the existing house (due to the new roof design) by incorporating gutters that run to the south and east side of the house and drain away from the brook.

We propose that hay bales and a silt fence are used in the 100' buffer zone during construction to help mitigate any potential runoff within this area of temporary disturbance (measuring roughly 700 SF).

364 MASS AVE, BOXBOROUGH MA
SITE PLAN 06.23.20
PREPARED BY BECCA EDSON, ARCHITECT
BASED ON DRAWINGS ON-FILE AT TOWN HALL:

SEPTIC SYSTEM AS-BUILT DRAWING
AJP CONTRACTORS
04.19.07
&
FIELD SKETCH
HANCOCK ASSOCIATES
08/2015

