



**TOWN OF BOXBOROUGH
NOTICE OF PUBLIC MEETING
Meeting Minutes**

Conservation Commission
Aug. 5, 2020
7:30 PM
Zoom

Approved: August 19, 2020

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

Members Absent: David Koonce

At 7:42 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 Dennis, seconded by Norm and voted unanimously by roll call to approve the minutes of July 15, 2020 as amended.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by Norm and voted unanimously by roll call to approve the payment of \$1,080.00 to Places Associates for review of the Request for Determination at 100 Codman Hill Road.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by Norm and voted unanimously by roll call to approve the payment of \$645.00 to MACC for yearly dues.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Dennis reported on his site visit at 430 Depot Road. Cheryl Gould, property owner was in attendance.

Motion was made by Dennis, seconded by Norm and voted unanimously by roll call to issue the Certificate of Compliance 113-.508.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Chairman's Report:

199 Middle Road

Dennis reviewed the draft letter and Enforcement Order to be sent to the property owners.

Motion was made by Dennis, seconded by Norm and voted by roll call to approve the letter and Enforcement Order.

Reip yes; Follett abstained; Hanover yes; Schmitt yes; Stuart yes.

313 & 293 Massachusetts Avenue

Dennis reviewed the plan showing the wetland flagging from a recorded Order of Conditions and images from the Town's webGIS. The Commission reviewed draft letters to both property owners. Motion was made by Norm, seconded by Hoff and voted unanimously by roll call to approve the letters.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

498 Stow Road

Using a webGIS image, the Commission discussed the encroachment and the draft letter requesting cooperation in protecting the Town's Conservation Land.

Motion was made by Dennis, seconded by Hoff and voted unanimously by roll call to approve the letter.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

8:00 PM Public Hearing Notice of Intent (NOI)

Location: 1172 Hill Road Assessor's Map 04-092-000

Project: new single-family home, driveway, and septic system

Lead reviewer: Norm Hanover

Owner: The Estate of Marguerite Hugel

Applicant: Rick Ogilvie, FTB Homes, LLC

Representative: Brian Geaudreau, Hancock Associates

Present: Rick Ogilvie and Brian Geaudreau

Also Present: Russell Tedford, Hancock Associates; David Cowell, Hancock Associates
Peter Chadzynski, Abutter; Sally Taylor, Abutter; David Taylor, Abutter

Brian presented the NOI.

Discussion:

More detailed buffer demarcation will be added to the plan.

Brian reviewed Places Associates NOI review report to the Commission dated July 15, 2020.

Possible Vernal Pool will be added to the plan.

Alteration area (ft²) will be added to the plan.

Peter Chadzynski expressed concern about the water table and run-off into his property and

Brian discussed the water management aspects of the plan.

Peter Chadzynski proposed relocating the house and septic system and Dennis replied, explaining the limits of the Commission's jurisdiction.

David & Sally Taylor expressed run-off concern and Brian replied the likely flow of water should not represent an issue.

Motion was made by Norm, seconded by Dennis and voted unanimously by roll call to continue on August 19, 2020 at 8:30 PM.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

8:48 PM Public Hearing Request for Determination of Applicability (RDA)
Location: 218 Liberty Square Road Assessor's Map 15-031-000
Lead reviewer: Dennis Reip
Owners: Jeffrey Miller and Leticia Miller
Project: new septic
Representative: David Scofield, Capstone Design Build, Inc,
Present: Jeffrey & Leticia Miller; David Scofield,

David Scofield presented the plan.

Discussion:

Old septic system failed. The only viable option is to replace existing system

Motion was made by Dennis, seconded by David and voted unanimously by roll call to close the hearing.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by David and voted unanimously by roll call to issue a negative Determination of Applicability with conditions.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

At 9:38 PM, motion was made by Norm, seconded by Hoff 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 July 15, 2020

Invoices: Places Associates and MACC

Web images and draft letters to property owners at

199 Middle Road, 313 & 293 Massachusetts Avenue and 498 Stow Road

1172 Hill Road NOI Application and materials

1172 Hill Road NOI Places Assoc. peer review report

218 Liberty Square Road RDA Application and Materials