

Holliston Conservation Commission

Meeting Minutes

Town Hall- Meeting Room #014

January 2, 2018

7:30 PM

Present: Chris Bajdek, Chair, Rebecca Weissman, Vice Chair, Jennifer Buttarro, Blake M. Mensing, Ann Marie Pilch, Allen Rutberg, Commissioners; Utah Nickel, Associate Commissioner
Charles Katuska, Acting Conservation Agent
Absent: Shaw Lively, Commissioner

Chris Bajdek, Chair, opened the meeting at 7:30 PM.

2018 Meeting Schedule

- Mr. Katuska presented a draft schedule for regular Commission meetings in 2018, noting that meeting nights avoid conflict with posted holidays, Town Meeting, state and local elections and Special Town Meeting. Deadlines for submission of applications and posting of required legal ads are also included.

Dr. Rutberg made a motion to accept the document titled “2018 Projected Hearing Dates and Application Deadlines”, as drafted and reviewed. Ms. Pilch seconded the motion. Motion passes unanimously (6-0-0).

New Public Hearing – Notice of Intent DEP File #185-836: 465 Hopping Brook Road (Assessors Map 6-1-15) proposed 56,030 sq. ft. commercial building with associated grading, access, parking, stormwater management and erosion control features. *Brighton Health Advocates, Inc., Applicant*

- Peter Bemis, Engineering Design Consultants, Inc., appears for the project.
- Mr. Katuska read the legal notice advertised in the *MetroWest Daily News* on December 26, 2017.
- Mr. Bemis made an initial review presentation of the project, noting that .
 - the project has been ~~%~~approved by the Planning Board+;
 - the project encroaches on the 100qbuffer zones associated with 2 wetland systems, the northerly of which, an isolated wetlands, is regulated under the Holliston Wetlands Protection Bylaw only,
 - there is no disturbance proposed within the 50qbuffer zone (~~%no disturbance area+~~) of either wetland,
 - the site plan has been designed to infiltrate the first 1+of runoff from the building rooftop,
 - all other site runoff is to be conveyed under Hopping Brook Road to a previously approved stormwater detention basin, constructed for the Hopping Brook Industrial Park roadway expansion project (DEP #185-781) and sized to properly treat stormwater from the upgradient building lots, including this site.
- Mr. Bemis submitted a new plan sheet, titled ~~%~~Stormwater Pollution Prevention Plan, 465 Hopping Brook Road, Holliston, Massachusetts+prepared by Engineering Design Consultants, Inc. and dated December 7, 2017. Said plan was not included in the Notice of Intent submittal package received on December 19, 2017.
- Mr. Katuska reported on his initial application review, noting specifically that .
 - The project layout appears to impact wetland buffer zones unnecessarily,
 - The expected discharge from the drainage swale graded to collect overland flow from the east of the pad site and convey same westward along the southern edge of the pad

- site is likely to have an undisclosed erosion impact to the 50'no disturbance wetland buffer zone,
 - the proposed cross-culvert beneath Hopping Brook Road intended to convey project site runoff to the afore-mentioned detention basin across the street may conflict with the stormwater drainage system approved for construction within Hopping Brook Road itself,
 - the design of the proposed rooftop runoff infiltration system does not appear to be supported by soil test pits excavated in the footprint of the proposed system.
- Ms. Pilch notes that the provision of %Cleveland Pear+(i.e., Callery Pear) in the table of proposed landscape plantings is without merit and suggests the substitution of native black cherry as a more valuable selection. Ms. Pilch further notes that she has previously provided to the office a listing of native plant species suitable for landscape design in New England and that a general incorporation of native plant species in place of non-native horticultural variants would be desirable. Mr. Katuska notes that, in general, the table of proposed landscape plants provided on Sheet 4 of the submitted plan set does not accurately reflect the plantings depicted on Sheet 4 itself.
- Mr. Mensing inquires as to the overall square footage of the whole development program, including the small building(s) outside of the buffer zone identified as a %temporary impact+. Mr. Bemis notes only that the numbers are contained in the application package.
- Ms. Weissman inquires about alternatives to the proposed project layout; specifically whether there might be an alternative layout which reduces or eliminates incursions into regulated buffer zones. Mr. Bemis agrees to develop and submit an %alternatives analysis+to explore potential reductions in buffer zone impacts. It is understood that alternative layout plans will not be developed to the degree detailed on the preferred alternative plans submitted with the Notice of Intent.
- Mr. Bemis reports that it is the applicant's strong desire to construct the small building(s) shown outside of the buffer zone identified as a %temporary impact+prior to an April 1, 2018 deadline in order to secure advantage in the state's licensing process for the proposed facility.
- Mr. Nickel inquires as to the overall square footage of direct impact proposed in buffer zones. Mr. Bemis agrees to provide specific impact number calculations.
- Mr. Katuska inquires about a particular note on Sheet 2 of the submitted plan set which seems to suggest that the proposed Cape Cod berm along the fire protection road around the proposed building will end at Station 4+50 along said road. Mr. Bemis agreed to consult with the design engineer to resolve the question.
- In order to address the above questions, Mr. Bemis requests that the public hearing be continued until the next regularly scheduled meeting.

Ms. Weissman made a motion to continue the hearing for 465 Hopping Brook Road until the January 23, 2018 meeting. Mr. Mensing seconded the motion. Unanimous. (6-0-0).

Continued Public Hearing – Abbreviated Notice of Resource Area Delineation DEP File # 185-830: 185 Cedar Street (Assessors Map 14-3-1) proposed wetland delineation . Joyce Hastings, GLM, Inc representing David Adams, Indian Ridge Realty Trust

- Mr. Katuska reported that the wetland delineation site review by Arthur Allen of EcoTec, Inc., the Commission peer review consultant, had been conducted and that minor modifications to GLM's wetland delineation plan were in progress.
- By email earlier today, Ms. Hastings said the revised wetland delineation plan is to be submitted tomorrow, January 3, 2018 and asked to continue the hearing to the next meeting.

Ms. Pilch made a motion to continue the hearing for 185 Cedar Street until the January 23, 2018 meeting. Dr. Rutberg seconded the motion. Unanimous. (6-0-0).

Ms. Pilch made a motion to adjourn the meeting at 9:10 PM. Mr. Mensing seconded the motion. Unanimous. (6-0-0).