

Meeting Minutes

Town Hall- Meeting Room #014

February 6, 2018

7:30 PM

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

Absent: None

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

General Business

Vote on Draft Meeting Minutes of 1/23/18

Ms. Pilch made a motion to accept the 1/23/18 meeting minutes with the discussed edits. Dr. Rutberg seconded the motion. Mr. Lively abstained. Vote passes (6-0-1)

Request for Certificate of Compliance, #23 Minuteman Circle (DEP # 185-787) – Guerriere & Hanlon, Inc.

- Mr. Katuksa inspected the site and advised the commission that this would be a partial Certificate of Compliance when it is ready. A stone retaining wall observed onsite was not included in the approved project plans or the as-built plans. The as-built plans submitted are not accurate.
- Brian Hasset of Guerriere & Hanlon, Inc. appeared before the Commission and mentioned that accurate plans would be submitted.

Request for Certificate of Compliance, #26 Bogastow Brook Road (DEP #185-11) – Lewis & Lostocco.

- Mr. Katuksa reported that this is a Superseding Order of Conditions and according to Judy Schmitz, DEP-CERO Circuit Rider, the DEP will issue this certificate. Attorney Lostocco has been informed.

Request for Certificate of Compliance, Glen Ellen Golf Club (DEP #185-510) – Toll Bros., Inc.
TABLED

- Mr. Katuska inspected the site with their representative David Haines. The Order of Conditions has long since expired so any work performed on the site will need a new application and review. Mr. Katuska recommends issuing the Certificate of Compliance.

Ms. Pilch made a motion to issue a Certificate of Compliance for DEP #185-510 as drafted. Ms. Buttarro seconded the motion. Vote passes unanimously (7-0-0)

Fafard Swale

- Mr. Katuska mentioned this is an ongoing attempt to resolve an open space issue. This regards the stabilization of an existing eroded and unpermitted swale from lots in the Constitution Village and the Highlands of Holliston subdivisions. The water empties into wetlands in the Highlands of Holliston subdivision. Connecting the two subdivisions to empty the swale into the wetlands and downstream drainage system will require a Notice of Intent and must be managed diligently through the regulatory process.

Brooksmont Invasive Species Control Plan

- Mr. Katuska mentioned that he was in receipt of a request for an internal review of the Invasive Species Management Plan from Goddard Consulting LLC for owner Skip Kelleher on property known as Opposite 415 Concord Road, Holliston (Brooksmont Meadows). The request was to change the Order of Conditions to use a foliar herbicide spray to control the invasive species. Mr. Katuska will review but believes that an Amended Order of Conditions may be required.

Review Correspondence

- Correspondence was reviewed and invoice #12491 from EcoTec, Inc. in the amount of \$1357.26 was authorized for payment.

PUBLIC HEARINGS/PUBLIC MEETINGS

Continued Public Hearing – Notice of Intent DEP File #185-836: 465 Hopping Brook Road (Assessors Map 1-6-15) proposed commercial development, cannabis growing/processing facility .
Peter Bemis, Engineering Design Consultants, Inc. representing Brighton Health Advocates, Inc.

- Peter Bemis of Engineering Design Consultants, Inc. presented revised plans submitted earlier today and indicated that they included the information Mr. Nickel had requested at the last meeting which included the square foot impacts including the grading to 100q and 50q of the buffer zone. Said impact calculations were reviewed.
- Mr. Bemis asserts that this project is what PharmaCom needs to build and no further alternatives will be offered.
- Mr. Bemis noted additional plantings in the buffer zones as shown on Sheet 4.
- Mr. Bemis noted that the potential expansion site detailed on the plans would be naturalized with a wildflower meadow using a seed mix.
- Mr. Bemis proposed to set the toe-of-slope of the rip-rap areas back 4q from the 50q N-D zone to allow for planting of Winterberry Holly shrubs.
- Mr. Bemis noted that the owner of the property has begun to clear the property but not within the buffer zones. Trees have been stacked and flagged in the field and they have not been touched. Mr. Katuska inspected the site for tree removal.
- Abutting property owners from Medway, MA; Mark Maroney, Sean Smith and Cornel Catuna voiced their concerns with the project.
- The commission received written correspondence via email dated February 6, 2018 from Jeffrey and Dale O'Neill, Sean and Julie Smith, Cornel and Kelly Catuna, and Mark and Karen Maroney all abutting property owners in Medway, MA voicing their concerns with the project.

- Mr. Mensing provided information regarding appeal procedures for decisions to the members of the public present.

Dr. Rutberg made a motion to close the public hearing for 465 Hopping Brook Road. Mr. Mensing seconded the motion. Vote passes unanimously (7-0-0)

- Mr. Katuska discussed the conditions for the order and informed the Commission that condition # 53 will require more review. He recommends issuing a Draft Order of Conditions on the 53 conditions with condition #53 subject to review.

Ms. Pilch made a motion to approve the Draft Order of Conditions with 53 conditions of approval subject to the review of condition 53. Ms. Buttaro seconded the motion. Vote passes unanimously (7-0-0)

Dr. Rutberg made a motion to adjourn the meeting at 9:45 PM. Mr. Mensing seconded the motion. Vote passes unanimously. (7-0-0).