

**APPROVED Meeting Minutes**

Town Hall- Room #014

July 23, 2019

7:30 PM

Present: Christopher Bajdek, Chair, Rebecca Weissman, Vice Chair, Jennifer Buttarro, Shaw Lively, Allen Rutberg, Commissioners

Ryan Clapp, Conservation Agent

Absent: Utah Nickel, Ann Marie Pilch, Commissioners, Sean Fay, Associate Commissioner

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

**General Business**

**Public Comment**

- Ms. Joanne Hulbert, representing the Town Forest Committee, expressed concerns regarding the Conservation Restriction monitoring survey for the Fairbanks Property. She had two specific concerns: trail maintenance and signage. Ms. Hulbert suggested trail maintenance be consistent with the two groups, and that something should be done about unauthorized signage.
- Mr. Clapp and Ms. Hulbert have reached out to New England Mountain Biking Association (NEMBA), and they have been responsive.
- Ms. Weissman suggested that NEMBA could fix up the parking lots and trails as a condition for the continued use to the properties.
- Mr. Clapp will invite representatives from NEMBA to an upcoming meeting.

**Review/Approve Minutes of 6/25/19 & 7/9/19**

- Dr. Rutberg suggested minor edits to improve clarity in these minutes.

**Dr. Rutberg made a motion to approve the minutes of 6/25/19 with minor revisions. Ms. Buttarro seconded the motion. Vote passes (4-0-1) with Mr. Lively abstaining.**

**Dr. Rutberg made a motion to approve the minutes of 7/9/19 as written. Ms. Buttarro seconded the motion. Vote passes (4-0-1) with Ms. Weissman abstaining.**

**Discussion: Possible Donation of Land #35 Kingsbury Drive**

- Mr. Clapp reported that a realtor had come to the office representing a potential buyer. However, the buyer was interested in conveying part of the land to the Town.
- No parties were present on behalf of the buyer.
- Mr. Lively noted that the parcel does not connect any other Open Space holdings.
- Ms. Weissman noted that the buyer may be suggesting this for tax reasons. However, a large portion of the lot is unbuildable as ledge.

- The Commission was not receptive to the idea of pursuing this donation.

### **Review Correspondence / Other**

- A subscription renewal notice for *MassWildlife* was received.
- Mr. Lively informed Mr. Clapp that Mr. Mark Frank, Parks and Recreation Director, will be reaching out regarding a proposal for swimming area maintenance.

### **Public Hearings/Public Meetings**

**Notice of Intent for DEP #185-TBD: #68 Fairview Street (Assessors Map 8-2-61.1)** for proposed construction of an in-ground pool and associated patio - *Debora Anderson*, representing *Nathan & Kathryn Winget*.

**Documents:** WPA Form 3; Plan of Land Entitled %Plot Plan Showing Proposed Pool, 68 Fairview Street, Holliston, MA+dated 7/23/19; Letter from Debora J. Anderson, dated 7/9/19.

- Ms. Anderson, representative for the applicant, waived the reading of the legal notice.
- Ms. Anderson presented the project to the Commission. The proposed pool is located within the 100qBuffer Zone, as well as within the Riverfront Area. This pool creates 1,851 square feet of impervious surface within these areas, but there is no encroachment into the 50qNo Disturbance Buffer Zone proposed. No soil testing has been done as of yet.
- Mr. Lively expressed concerns about the operation and dewatering of the pool. Ms. Weissman suggested it could be a condition of approval.
- Ms. Weissman inquired about construction access and stockpiling. Ms. Anderson noted that access will be via the driveway, and there will be no stockpiling onsite
- Mr. Bajdek suggested offsetting the erosion controls by five feet to mark the limit of work. As presented, there is no margin of error. Ms. Anderson suggested the Commission condition as appropriate and will submit a revised.
- There is no DEP File number for this project, and as such the Commission could not close this hearing.

**Ms. Weissman made a motion to continue the public hearing for DEP #185-TBD: #68 Fairview Street until the next meeting on 8/6/19. Ms. Buttarro seconded the motion. Vote passes unanimously (5-0-0).**

**Notice of Intent for DEP #185-856: Lot 1 Liberty Lane (Assessors Map 8-5-4)** for proposed construction of a single family house construction of a single family house - *Ted Gowdy*, representing *Chetak Patel*.

**Documents:** WPA Form 3; Plan of Land entitled %Proposed Sewage Disposal System+dated 7/24/18 (rev. 7/23/19).

- Mr. Ted Gowdy, representative for the applicant, presented the new house layout to the Commission. The three-car garage has been maintained, but the house was rotated. All vertical construction is outside of the 100-foot Buffer Zone. To compensate for encroachment into the buffer zone, mitigation in the form of removal of the debris pile, certifying the vernal pool, and marking 75 feet from the wetlands with boundaries.
- Ms. Weissman was not receptive to encroachment into the vernal pool buffer. She suggested the disturbed area be replanted to improve wildlife habitat. Mr. Gowdy was receptive to the idea, and will submit a replanting plan prior to the start of work for approval.
- Mr. Gowdy noted he would want to do the mitigation first, then build the house in order to provide time for the replanting to establish.
- Mr. Lively expressed concerns about snow removal and stockpiling within the buffer zone. Mr. Gowdy noted the property slopes away from the vernal pool in the areas of concern, so there was no risk of runoff into the vernal pool.

**Dr. Rutberg made a motion to close the public hearing for DEP #185-856: Lot 1 Liberty Lane. Ms. Buttaro seconded the motion. Vote passes unanimously (5-0-0).**

- Mr. Clapp will prepare an Order of Conditions for the next meeting.

**Notice of Intent for DEP File #185-849: Old Cart Path, Paul Revere Lane, Minuteman Circle, Hiawatha Trail, Governor Prentice Way (Assessors Map 14)** for proposed construction of a roadway and drainage alteration - *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*.

**Documents:** WPA Form 3; Plan Set entitled %Constitution Village Subdivision Modification in Holliston, MA, dated 11/15/18; email from Mr. Clapp dated 12/26/18; Response Memorandum from Mr. George Mihov dated 12/31/18.  
Memorandum from Dan Wells, Goddard Consulting, Inc., dated 5/30/19.

- Mr. Clapp reported that the applicant had requested a continuance until 8/6/19.

**Mr. Lively made a motion to continue the Public Hearing for DEP File #185-849: Old Cart Path, Paul Revere Lane, Minuteman Circle, Hiawatha Trail, Governor Prentice Way until the next meeting on 8/6/19. Ms. Buttaro seconded the motion. Vote passes unanimously (5-0-0).**

**Dr. Rutberg made a motion to adjourn at 8:45 PM. Ms. Buttaro seconded the motion. Vote passes unanimously (5-0-0).**

***\*\*All documents shall be kept in the Conservation Commission Office files\*\****