

APPROVED Meeting Minutes

Via Remote Participation

August 18, 2020

7:30 PM

Present: Christopher Bajdek, Chair; Rebecca Weissman, Vice Chair, Shaw Lively, Utah Nickel, Ann Marie Pilch, Allen Rutberg (*arrived 7:35*), Commissioners

Ryan Clapp, Conservation Agent

Absent:

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

Mr. Bajdek read the following into the record:

Pursuant to the Governor's Order Suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, as well as the Select Board's Emergency Order dated 3/16/2020 the Holliston Conservation Commission will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting.

At this time, a roll call attendance vote will be taken.

Mr. Bajdek:	Present
Ms. Weissman:	Present
Ms. Buttarro:	Present
Mr. Lively:	Present
Mr. Nickel:	Present
Ms. Pilch:	Present
Dr. Rutberg:	Present (Arrived 7:35)

General Business

Review/Approve Minutes of 8/4/20

Ms. Pilch made a motion to approve the minutes of 8/4/20. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Abstain
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye

Dr. Rutberg: Aye

Request for a Certificate of Compliance – DEP #185-869: #185 Fiske Street

- Mr. Clapp noted that the Commission had issued a Partial Certificate of Compliance recently for the septic installation, pending lawn growth. In this short period of time, the lawn has grown in remarkably well, and recommends a full Certificate of Compliance.

Ms. Pilch made a motion to issue a Certificate of Compliance for DEP #185-869: #185 Fiske Street. Mr. Lively seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Abstain
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Ms. Pilch made a motion to authorize Christopher Bajdek to sign the Certificate of Compliance for DEP #185-869: #185 Fiske Street on behalf of the Conservation Commission. Mr. Lively seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Abstain
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Discussion – Rail Trail Work: Robert Weidknecht

- Mr. Weidknecht presented two projects to the Commission for proposed work along the Rail Trail. Near the Sherborn town line, he was looking to install a bench and equipment turnaround. He noted that the Highway Department equipment used to maintain the trail currently cannot operate there without damaging both the trail and vehicles. He noted that this would be approximately 30' from the wetlands associated with Dopping Brook.
- Ms. Pilch inquired if there would be any long-term impacts to the brook. Mr. Weidknecht does not anticipate any impact other than that associated with the construction disturbance.
- Ms. Weissman noted there would be two ditches filled in with this project. Mr. Weidknecht noted that these ditches are in the buffer zone, but are not resources themselves.
- The Commission requested Mr. Weidknecht submit a Request for Determination of Applicability for this project.

Scout Project: Rail Trail near Hopping Brook – Trevor Fleischman

Conservation Commission Minutes 8-18-20
Drafted for the Commission by: Ryan Clapp
Approved by the Commission: 9-8-20

- Mr. Trevor Fleischman presented his project to the Commission. There are two areas he is looking to do work in: on the Rail Trail near Solect and near the cranberry bogs on the west end of trail in Holliston. At these locations, he is looking to install a picnic table and bring in gravel to level the area.
- Ms. Pilch inquired where the wetlands are located in relation to this project. Mr. Fleischman noted there is a pond in the rear, with wetlands approximately 50' away from the project.
- Mr. Lively inquired if a bench might be a better option, since it is lower impact and might be of more use at this location. Mr. Weidknecht noted that a picnic table is a better option, as it offers a view of the cranberry bogs. The Commission deferred decision on the type of project to the Trails Committee.
- The Commission has no issues with the project and offered their support.

Eagle Scout Project signoff – Griffin Ripley

- Mr. Griffin Ripley has completed his Eagle Scout project consisting of a boardwalk along the Rees Trail in the Brentwood Conservation Area. He noted that as part of the project, there was a previously built 12' boardwalk that was relocated to the side, making the project more feasible. Ms. Pilch noted that this boardwalk had been located there due to flooding, so this should remediate the issue.
- Ms. Pilch expressed concern about the length of the boardwalk during the wet season, but overall believes it to be an improvement to the site.
- Mr. Clapp will sign off on the project on behalf of the Commission. The Commission thanked Mr. Ripley for his efforts.

Review Correspondence / Other

- Mr. Clapp presented an invoice from Davey Tree Resources for the Emerald Ash Borer tree assessment for \$570.

Mr. Lively made a motion to authorize Mr. Clapp to sign the invoice on behalf of the Conservation Commission. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

- Mr. Clapp reported that he had received concerns from an abutter in Medway regarding a project at 555 Hopping Brook Road. The Commission had issued a Determination of Applicability earlier this year noting that the proposed limits of tree clearing for the project were over 100' away from any wetland resource onsite. However, the abutter contends that there is a vernal pool regulated under the Bylaw that was not accounted for. Mr. Clapp, Ms. Weissman, and Mr. Peter Bemis met onsite and reviewed the location, and do not believe it to be a vernal pool. Mr. Bemis has submitted a letter to file regarding this issue.

- Mr. Kevin O'Connor, representative for the abutters, inquired as to why it does not meet the vernal pool definition.
- Ms. Weissman noted that the only species of amphibian present were green frogs, not a vernal pool species. Mr. O'Connor contends that the bylaw does not differentiate between vernal pool species and non-vernal pool species.
- Dr. Rutberg notes that the bylaw definition is not intended to supersede scientific definitions of vernal pools. Rather, it is meant to protect vernal pools that do not meet the definition under the Wetlands Protection Act (i.e. certified vernal pools). Mr. O'Connor notes that this still should have required a habitat evaluation during the Request for Determination of Applicability process. Mr. Lively noted that the delineations were performed by both Ecotec and Oxbow Associates. He states that if this area was not noted in the reports, they must not have found it worth noting.
- Mr. Clapp noted that even if the Commission agreed there was an error, there is little recourse. The applicant has a valid Determination of Applicability, and according to the document, the terms have not been violated. Enforcement against this property is thus questionable.
- The abutters will file a new Request for Determination of Applicability for this project.

Public Hearings/Public Meetings

Request for Determination of Applicability #D-678: #17 Old Town Road (Assessors Map 4-3-21)
for proposed replacement septic system – *GLM Engineering*, representing *Mary Besozzi*

Documents: WPA Form 1; Plan of Land entitled “Proposed Sewage Disposal System, 17 Old Town Road Holliston, Massachusetts,” dated 4/8/2020

- Mr. Clapp read the legal advertisement into the record.
- Ms. Joyce Hastings presented the project to the Commission. The existing cesspool serving the house at 17 Old Town Road is failing, and they are looking to install a new system. The project is largely outside of the buffer zone, except for minor grading.
- Mr. Lively inquired as to the status of the old cesspool. Ms. Hastings noted that the precise location is unknown, but the new system will tie into the existing piping and the cesspool will be abandoned.

Mr. Lively made a motion to issue a Negative #3 Determination for #D-678: #17 Old Town Road. Ms. Weissman seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Ms. Pilch made a motion to authorize Christopher Bajdek to sign the Determination of Applicability #D-678 on behalf of the Conservation Commission. Mr. Nickel seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Request for Determination of Applicability #D-679: #33 Old Town Road (Assessors Map 4-3-36)
for proposed replacement septic system – *GLM Engineering*, representing *Mary Besozzi*

Documents: WPA Form 1; Plan of Land entitled “Proposed Sewage Disposal System, 33 Old Town Road Holliston, Massachusetts,” dated 4/8/2020

- Mr. Clapp read the legal advertisement into the record.
- Ms. Joyce Hastings presented the project to the Commission. The existing septic system serving the house has failed, and they are looking to install a new one. The system itself and the tank are proposed outside the buffer zone, but there is a proposed encroachment by the leaching field and grading.
- Mr. Nickel inquired if there were to be tree removals for this project. Ms. Hastings noted that the project is proposed along the tree line. However, the tree cover is sparse so removals will be minimal.

Mr. Lively made a motion to issue a Negative #3 Determination for #D-679: #33 Old Town Road. Ms. Weissman seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Ms. Pilch made a motion to authorize Christopher Bajdek to sign the Determination of Applicability #D-678 on behalf of the Conservation Commission. Mr. Nickel seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185- 866: #1569 Washington Street (Assessors Map 5-3-62) for proposed gravel storage area – *GLM Engineering*, representing *Michael Alves*

Documents: WPA Form 3; Plan Set entitled “Site Plan of Land, Scooby Truck Sales, 1569 Washington Street, Holliston, Massachusetts,” dated 2/24/20 (rev. 3/8/20)

- Mr. Clapp noted that this project had already been voted to be continued until 9/8/2020. No vote necessary

Notice of Intent for DEP #185-871: “0” Mill Street (Assessors Map 7-4-55.1&55.2) for proposed replacement stormwater structures – *GLM Engineering*, representing *Thomas Murch*

Documents: WPA Form 3; Plan Set entitled “Definitive Open Space Subdivision ‘Triangle Farm’ a 7 Lot Single Family Residential Subdivision, Holliston, Massachusetts,” dated 6/15/20

- The stormwater report is still under review by CMG Environmental, but is expected this week.

Mr. Nickel made a motion to continue the public hearing for DEP #185-871: “0” Mill Street until 9/8/2020. Ms. Pilch seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-874: 185 Cedar Street (Assessors Map 14-3-1) for proposed yard 24-unit residential development – *GLM Engineering*, representing *David Adams, Indian Ridge Realty Trust*

Documents: WPA Form 3; Plan Set entitled “Site Development Plan of Land, A 40B Comprehensive Permit Project, ‘Geoffrey Park,’ Holliston, Massachusetts,” dated 2/29/2020 (rev. 5/14/2020)

- Mr. Clapp reported that the applicant has requested a continuance to the next meeting on 9/8/2020.

Dr. Rutberg made a motion to continue the public hearing for DEP #185-874 #185 Cedar Street until the next meeting on 9/8/2020. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye

Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-XXX: #194 & “0” Lowland Street (Assessors Map 9-2-57.1 & 12-4-33.1) for proposed vehicle staging parking lot – *Kimley-Horn & Associates, Inc.*, representing *Terri Bendes, Auto Dealers Exchange of Concord, LLC, dba ADESA Boston*

Documents: WPA Form 3; Plan Set entitled “Site Development Plan for ADESA Holliston, ADESA Inc., 194 Lowland Street, Holliston, MA 01746” dated 5/12/2020

- Mr. Brian Brewer, representative for the applicant, followed up on several outstanding items from the previous meeting. The largest item was the idea of imposing a Conservation Restriction on the rear of the property. ADESA confirmed that there was no activity proposed in that area, and was willing to place a Conservation Restriction, however they were concerned about upfront costs. Due to invasive species, the Commission wanted an Invasive Species Management Plan, which ADESA did not want to invest in.
- Ms. Pilch noted that with a Conservation Restriction, the Commission is authorized to enter the site. While she would like a management plan, the alternative is to have the Commission do it on its own, perhaps through a Scout project.
- Mr. Brewer also noted there was discussion regarding screening along the river. ADESA was planning to do a tree inventory, using the area to the left (northwest) to be cleared in exchange for planting on the right (east) of the property.
- Ms. Pilch noted that the plantings along the street, while outside the Commission's jurisdiction, included nonnative plantings. She noted that a good faith effort would be to replace with native, wildlife friendly plantings, as well as a conservation seed mix in the disturbed areas to avoid invasive species establishing in those areas.
- Mr. Lively inquired as to how to confirm that the underground stormwater treatment actually works. Mr. Brewer noted that measurements can be taken from the water that comes out of the pipes into the wetlands themselves.
- Mr. Brewer noted that there had been a question if the site constitutes Land Under Higher Potential Pollutant Loads (LUHPPL). He noted that the requirements are largely the same, except for the requirement of an oil and grease separator. However, the separator is still recommended, so they will be using one.
- Mr. Peter Barbieri, representative for the applicant, noted that they are still responding to questions from the Planning Board. Mr. Brewer will ideally have plans revised by the next hearing.

Mr. Lively made a motion to continue the public hearing for DEP #185-XXX: #194 & “0” Lowland Street to the next meeting on 9/8/2020. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye

Dr. Rutberg: Aye

Notice of Intent for DEP #185-XXX: “0” Marilyn Street (Assessors Map 9-2-60.1) for proposed wireless communications facility – *Ecotec, Inc.*, representing *Brian Leyden, New Cingular Wireless PCS, LLC*

Documents: WPA Form 3; Plan Set entitled “Holliston Marilyn Street, NSTAR R/W #7, STR #31, LINES 240-01, 342-603 (230 KV)

- Mr. Clapp noted that the applicant requested a continuance to the next meeting on 9/8/2020, pending a response from NHESP
- Ms. Buttaro noted that she would be recusing herself as an abutter of the project.

Ms. Pilch made a motion to continue the public hearing for DEP #185-XXX: “0” Marilyn Street to the next meeting on 9/8/2020. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Abstain
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-XXX: #169 Central Street (Assessors Map 9-4-64) for proposed water treatment facility – *AP Associates, Inc.*, representing *Sean Reese, Holliston Water Department*

Documents: WPA Form 3; Stormwater Report dated 8/4/2020 (rev. 8/14/2020); Plan set entitled “Permitting Plans for Greensand Filtration Facility for Well No. 5, Holliston, MA” dated August 2020

- Mr. Clapp read the legal advertisement into the record.
- Mr. Charles Katuska, representative for the applicant, presented the project to the Commission. There is an existing pump site located at #169 Central Street associated with Well #5 in Holliston. The Water Department is proposing several site improvements, including a water treatment facility and stormwater management structures. He noted that no runoff from the site is proposed to enter any wetlands directly, but rather through the management structures or infiltrated into the soils.
- Mr. Ali Parand, representative for the applicant, noted that the proposed water treatment facility will remove manganese from the water supply, with up to 475 gallons treated per minute. He noted that DEP has been involved in the development of this project and the stormwater systems from the beginning.
- Ms. Pilch inquired as to what aspects of the project were within the Commission’s jurisdiction. Mr. Katuska noted that part of the building is within the 100’ buffer zone, as well as parts of the stormwater lagoons. He noted that an outfall pipe, as required by DEP is within the 50’ no disturbance buffer zone. With this project, there will be some filling of the 100-year floodplain, which will be compensated with new flood storage at a minimum 1:1 ratio.
- Ms. Weissman inquired if this was an acceptable use for town open space. Mr. Katuska noted that it is currently being used for water pumping and treatment, and the use will not change,

just be more efficient. He also noted that the amount of encroachment into the buffer zone is minimal when compared to the entire site.

- Mr. Lively inquired regarding the construction timeline. Mr. Parand noted that it would be a phased project, with wetland-related work commencing first. He anticipates the entire project lasting 3 months, with paving as the last item.

Ms. Weissman made a motion to continue the public hearing for DEP #185-XXX: #169 Central Street to the next meeting on 9/8/2020. Ms. Pilch seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-XXX: Lot 83A Pout Lane (Assessors Map 14-5-34.C & 35.B) for proposed single family house – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

Documents: WPA Form 3; Plan of Land entitled “Resource Area Plan of Land, Lot 83A Pout Lane in Holliston, MA,” dated 7/20/20 (rev. 8/7/20)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Michael Hassett, representative for the applicant, presented the project to the Commission. He noted that the subdivision modification to build the road has been reviewed and approved under DEP #185-849, and he is now filing for the individual houses. He notes that with the proposed house, there is no encroachment into the 50’ no disturbance buffer zone, and minimal into the 100’ vernal pool buffer zone.
- Mr. Bajdek inquired if there would be any grading within the 50’ no disturbance buffer zone. Mr. Hassett noted that no grading was within the 50’, all grading seen is to match the grade of Old Cart Path.
- Ms. Weissman inquired if the potential vernal pool shown was indeed a vernal pool. Mr. Dale MacKinnon, representative, noted that it was, but the buffer zone was within a heavily disturbed area so project encroachment was permitted. He noted that the 50’ no disturbance buffer zone also represents the limits of the Conservation Restriction.
- Ms. Pilch inquired as to the current status of the area. Mr. Hassett noted that the site is already disturbed up to the 50’ for construction of the road.
- Mr. Bajdek inquired as to where the fill will go from the excavation. Mr. MacKinnon noted that filling the existing Basin D will require a lot of material. Any excess material will be relocated offsite and disposed of.
- Mr. Lively noted that the Commission requested bounds along the 50’ no disturbance zone. Mr. Hassett and Mr. MacKinnon agreed, and it was decided they would be placed along the vertices and inflection points of the buffer zone.
- Mr. Nickel inquired if the houses met the minimum setbacks to avoid encroachment into the buffer zone. Mr. Hassett noted that they did, and the houses had been scaled down to minimize encroachment.

- Mr. Lively inquired regarding the basins. He noted they would be unsightly, and homeowners may want to alter them, especially if they are overgrown with vegetation. Mr. Hassett noted that the basins should be mowed twice a year to keep vegetation low, so they should not be unsightly.

Ms. Pilch made a motion to continue the public hearing for DEP #185-XXX: Lot 83A Pout Lane to the next meeting on 9/8/2020. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-XXX: Lot 83B Pout Lane (Assessors Map 14-5-34.C & 35.B) for proposed single family house – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

Documents: WPA Form 3; Plan of Land entitled “Resource Area Plan of Land, Lot 83B Pout Lane in Holliston, MA,” dated 8/4/20 (rev. 8/7/20)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Hassett presented the project to the Commission. He noted that this was a similar project that the previous, with encroachment into the 100’ buffer zone, but not into the 50’. He notes that there is a retaining wall proposed to keep the house out of groundwater and minimize grading, and that this is a smaller house.
- Mr. Nickel inquired if the house could be rotated to meet the setbacks and reduce the footprint within the buffer zone. Mr. Hassett noted that they had tried to do so, but could not meet the 10’ setback to the detention basin. The Commission requested that Mr. Clapp confer with Ms. Karen Sherman if there could be any setback relief granted to the houses.
- Ms. Weissman inquired as to how close the wetlands are to the house. Mr. Hassett noted that it was 75’ to the wetlands. Ms. Weissman inquired as to the state of the 50’ no disturbance buffer. Mr. MacKinnon noted that there is tree cover and fill material, but largely disturbed. Mr. Clapp confirmed that the tree line is relatively close to the wetlands themselves.
- Dr. Rutberg expressed concern that with little yard available, the homeowner may be tempted to expand into the 50’ no disturbance buffer. Mr. Lively suggested extending the retaining wall as a hardline boundary, as well as planting low-lying plantings to the tree line within the 50’ no disturbance buffer zone. Similarly, boundaries were requested on this parcel and will be shown in revised plans.

Mr. Lively made a motion to continue the public hearing for DEP #185-XXX: Lot 83B Pout Lane to the next meeting on 9/8/2020. Ms. Buttaro seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye

Ms. Pilch: Aye
Dr. Rutberg: Aye

Notice of Intent for DEP #185-XXX: Lot 83C Pout Lane (Assessors Map 14-5-34.B & 34.C) for proposed single family house – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

Documents: WPA Form 3; Plan of Land entitled “Flood Plain Compensation Plan of Land, Lot 83C Pout Lane in Holliston, MA,” dated 7/20/20 (rev. 8/7/20)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Hassett presented the project to the Commission. He noted that this single family house was similar to the others on Pout Lane proposed. However, this project requires compensatory flood storage as there will be floodplain impacts.
- The Commission expressed similar concerns with this project as with the previous. Implementation of permanent bounds to avoid yard expansion was discussed, as well as the possibility for setback variances to reduce encroachments into the buffer zones.
- Mr. Lively expressed concerns about homeowners filling in the compensatory flood storage area. Mr. MacKinnon suggested placing an easement on that area to avoid filling, to which the Commission agreed.

Ms. Pilch made a motion to continue the public hearing for DEP #185-XXX: Lot 83C Pout Lane to the next meeting on 9/8/2020. Mr. Lively seconded the motion. A roll call vote was taken.

Mr. Bajdek: Aye
Ms. Weissman: Aye
Ms. Buttaro: Aye
Mr. Lively: Aye
Mr. Nickel: Aye
Ms. Pilch: Aye
Dr. Rutberg: Aye

Notice of Intent for DEP #185-XXX: Lot 83D Pout Lane (Assessors Map 14-5-35.C & 35.B) for proposed single family house – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

Documents: WPA Form 3; Plan of Land entitled “Resource Area Plan of Land, Lot 83D Pout Lane in Holliston, MA,” dated 7/20/20 (rev. 8/7/20)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Hassett presented the project to the Commission. He noted that while this single family house is associated with the others, there is no vernal pool buffer zone associated with it. Similar to the other projects, he suggested an amendment to add a retaining wall as a hard boundary to the 50' no disturbance buffer zone and Conservation Restriction.
- Ms. Weissman suggested a planting plan for this project as well, given that the site is heavily disturbed and subject to establishment of invasive species. Mr. Hassett and Mr. MacKinnon agreed.

- Ms. Buttaro is concerned with the feasibility of the project. The extent of the project is very close to the 50' no disturbance buffer zone, so while it looks possible on a plan it may not be so in actuality. However, as it stands the Commission is reviewing the project as proposed.

Mr. Lively made a motion to continue the public hearing for DEP #185-XXX: Lot 83D Pout Lane to the next meeting on 9/8/2020. Ms. Buttaro seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-XXX: Lot 83E Pout Lane (Assessors Map 14-5-35.C & 35.B) for proposed single family house – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

Documents: WPA Form 3; Plan of Land entitled “Resource Area Plan of Land, Lot 83E Pout Lane in Holliston, MA,” dated 7/20/20 (rev. 8/7/20)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Hassett presented the project to the Commission. This is the largest of the lots by far, and allows for a larger house without excessive encroachment into the buffer zone. There is no encroachment on the 50' no disturbance buffer zone proposed.
- The Commission expressed similar concerns with this project. While the lot is the largest of the ones presented, it is not a very large lot with usable space due to wetlands. Homeowners may be driven to expand their yard into these protected areas. Mr. MacKinnon and Mr. Hassett will review and offer possibilities for deterrents to expansion for the next meeting.

Ms. Pilch made a motion to continue the public hearing for DEP #185-XXX: Lot 83E Pout Lane to the next meeting on 9/8/2020. Mr. Lively seconded the motion. A roll call vote was taken.

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- Mr. Bajdek: Aye
- Ms. Weissman: Aye
- Ms. Buttaro: Aye
- Mr. Lively: Aye
- Mr. Nickel: Aye
- Ms. Pilch: Aye
- Dr. Rutberg: Aye

Ms. Pilch made a motion to adjourn at 11:47 PM. Mr. Lively seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye

Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

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