

**APPROVED Meeting Minutes**

Via Remote Participation

March 8, 2022

7:30 PM

Present: Christopher Bajdek, Chair; Rebecca Weissman, Vice Chair; Eilish Corey, Utah Nickel  
(*arrived 7:35 PM*), Ann Marie Pilch, Allen Rutberg, Commissioners; Richard Shansky,  
Alternate Commissioner

Ryan Clapp, Conservation Agent

Absent:

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

**C. Bajdek read the following into the record:**

Pursuant to the Governor's June 16, 2021 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, 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 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.

R. Weissman:	Present
E. Corey:	Present
U. Nickel:	Absent ( <i>Arrived 7:35 PM</i> )
A. Pilch:	Present
A. Rutberg:	Present
R. Shansky:	Present
C. Bajdek:	Present

**General Business**

**Review/Approve Minutes of 2/22/2022**

- A. Pilch offered revisions to the discussions regarding 0 Norfolk Street and 60 Lake Shore Drive.
- R. Shansky and A. Rutberg offered typo corrections.

**A. Pilch made a motion to approve the minutes of 2/22/2022 as corrected. A. Rutberg seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye

A. Pilch:	Aye
A. Rutberg:	Aye
R. Shansky:	Aye
C. Bajdek:	Aye

**\*\*U. Nickel arrived at 7:35 PM\*\***

**Vote to authorize Christopher Bajdek to sign all documents issued by the Holliston Conservation Commission on 3/8/2022**

**A. Pilch made a motion to authorize Christopher Bajdek to sign all documents issued by the Holliston Conservation Commission on 3/8/2022. A. Rutberg seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye
U. Nickel:	Aye
A. Pilch:	Aye
A. Rutberg:	Aye
R. Shansky:	Aye
C. Bajdek:	Aye

**Eagle Scout Project – Daniels Conservation Land: *Liam Savage***

- L. Savage introduced himself to the Commission. He is an Eagle Scout candidate from Troop 73 looking to do his service project on the Daniels Conservation Land. He proposes to build a boardwalk to cover a wet section of the trail in the rear of Fieldstone Drive. The boardwalk would be approximately 60' long, and would cover most of the wet area. He noted that he lacks the resources to build a boardwalk to cover the entire trail section, but it could be a potential project for a future Eagle Scout.
- R. Weissman expressed concern that L. Savage would be filling in a wetland. R. Clapp noted that the trail section in question is not a wetland, merely a low point that pools some runoff from the adjacent subdivision. Regardless, A. Pilch noted that the boardwalk designs should provide as minimal disturbance as possible.
- C. Bajdek inquired as to the proposed timeframe for the project. L. Savage will be turning 18 in April, so he will need to complete the project in the next few weeks, provided the weather cooperates.
- R. Shansky inquired if there were any design plans for the boardwalk. L. Savage indicated that there were, and that while he had not provided them, they are consistent with similar Eagle Scout projects. He will send the designs to R. Clapp for review.
- The Commission approved the project pending R. Clapp's review of the boardwalk design.

**Discussion: Use of dogs adjacent to Weston Pond**

- M. Frank noted that there are some new developments since this item was last discussed on 2/8/2022. He noted that fencing is an issue, and that some areas are not enclosed. He would like to install temporary fencing for the time being, then extend the existing fence. It's unlikely

that the entire expanse could be fenced, and will put up a notice that the area is not entirely fenced and used at own risk.

- A. Rutberg noted there is a berm and low-lying vegetation also serving as a buffer between the fields and the lake. It would not deter a determined dog, but it may be of some use.
- A. Rutberg noted M. Frank provided a draft condition regarding enforcement against those who do not comply with the rules. He inquired if there was a plan to have users sign in. M. Frank does not plan to require signing in to avoid deterring use at this time.
- E. Corey inquired if there should be a policy regarding dogs swimming in the pond. M. Frank posed this question to the Commission, inquiring if this was something realistically enforceable, apart from signage. E. Corey expressed concerns about dogs playing in the natural, swampy area. M. Frank noted the water's edge is heavily vegetated with lilies and wetland vegetation. The Commission recommended prohibiting dogs from swimming via signage.
- U. Nickel expressed concerns about bacteria and disease from goose waste. M. Frank will put a warning in the policy for the parcel about this risk.
- The Commission agreed with these revisions the plans are good to implement and thanked M. Frank.

#### **Request for a Partial Certificate of Compliance: DEP #185-502: #68 Kim Place**

- R. Clapp reported that he had received a Request for a Partial Certificate of Compliance for #68 Kim Place. The Order of Conditions largely related to the stormwater structures and roadways, and all work done on #68 Kim Place has been completed.

**R. Weissman made a motion to issue a Partial Certificate of Compliance for DEP #185-502: #68 Kim Place. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye
U. Nickel:	Aye
A. Pilch:	Aye
A. Rutberg:	Aye
R. Shansky:	Aye
C. Bajdek:	Aye

#### **Re-issue Certificate of Compliance: DEP #185-720: #157-165 Lowland Street**

- R. Clapp noted that the agenda had a typo, incorrectly indicating that this item would be for the Re-Issue of the Order of Conditions for DEP #185-720, not the Re-Issuing of a Certificate of Compliance.
- R. Clapp noted that the applicant had misplaced their original Certificate of Compliance, issued in 2019, without having recorded it at the Registry of Deeds. He has requested a new copy of his Certificate of Compliance. R. Clapp noted that no vote would be needed, as the vote was taken in 2019 to issue the Certificate of Compliance, and that this was simply an administrative action.
- Audrea Szabatura inquired as to what the Certificate of Compliance was for. R. Clapp responded that it was for stormwater structure improvement and replacement, and was

inspected when the original Certificate of Compliance was issued. No work, other than maintenance, has been done on these structures in the interim period.

- A. Szabatura expressed concerns about the project on 194 Lowland Street, noting that it was subject to stringent review under the Massachusetts Stormwater Standards. R. Clapp noted that the original Order of Conditions for 157-165 Lowland Street was issued in 2012, and would have been subject to the iteration of the Stormwater Standards in place at that time. If there is to be any future work on this property subject to the Commission's review, the applicant will need to provide an updated Stormwater Report with their Notice of Intent.

### **Review Correspondence**

- R. Clapp reported that he had received a cost/benefit analysis for the Factory Pond Dam. Efforts are underway to bring this and other dams into compliance, and this is the first step.
- R. Clapp noted that the MACC Conference is underway, but there is still time to register if anyone is interested.
- C. Bajdek noted that the provisions for remote meetings will expire in July. At that time, it appears the Commission would be returning to in-person meetings. R. Clapp noted the Commission will have to change meeting rooms, as the usual meeting room has since been converted to office space.

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

**Request for Determination of Applicability for #D-714: #60 Lake Shore Drive (Assessors Map 5A-1-163)** for proposed tree removal – *McIntyre Engineering & Septic Services, Inc.*, representing *Leonardo Rodriques*

**Documents:** WPA Form 1; Plan of Land entitled Septic System Design Plan, 60 Lake Shore Drive" dated 2/3/2022 (rev. 3/7/2022)

- D. McIntyre noted that he had scaled back the proposed tree removals per discussion with the homeowner. The plans now show only one tree within the floodplain to be removed, as its roots would be affected by the installation of the new septic system. He also proposes to cut some dead branches on other trees that are hanging over the house.
- A. Pilch agrees that the tree in question is likely to fall or decline in the near future and that it is reasonable to get ahead of it. She noted the homeowner expressed interest in removing some of the understory as well. She recommends against this, but did note that along the street is some bittersweet and barberry that she does recommend be removed.
- D. McIntyre noted there are two trees that have already fallen that the homeowner would like to remove. The Commission agreed with this request.

**A. Pilch made a motion to issue a Negative #3 Determination for #D-714: #60 Lake Shore Drive. R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye
U. Nickel:	Aye
A. Pilch:	Aye

A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**Notice of Intent for DEP #185-912: “0” Norfolk Street (Lot A) (Assessors Map 8F-9-32.1)** for proposed single family dwelling and driveway crossing – *GLM Engineering*, representing *Christine Chabot*

**Documents:** WPA Form 3; Plan of Land entitled “Proposed Sewage Disposal System, 0 Norfolk Street (Lot A), Holliston, Massachusetts” dated 12/31/21 (rev. 3/8/2022)

- J. Hastings noted that after extensive research, the applicant now proposes an embedded box culvert for the wetland crossing. The culvert will be 8’ wide and 24’ long, and will be embedded 1’ into the ground. This provides for an adequate openness ratio to provide clearance for any wildlife movement. Installation will be done during the dry season to avoid wetland impacts. She noted that for an intermittent stream, banks are only counted on one side, so at 24’ of linear bank disturbance, this falls below the threshold of 50’ for a habitat evaluation. In revising the plans, she has reduced impacts by approximately 200 square feet.
- C. Bajdek inquired as to the nature of the septic system design, as J. Hastings had mentioned they would be revising the system pending soil testing. J. Hastings noted that she was going through Conservation Commission review before Board of Health review. Because the leaching field and tank are outside the buffer zone, any changes to the septic system would not fall into the Commission’s jurisdiction. She also confirmed that the plans as shown are the ones to be submitted to the Board of Health for review. If there is some change to the design, it would be reflected in the As-Built Plans.

**A. Pilch made a motion to close the public hearing for DEP #185-912: “0” Norfolk Street. A. Rutberg seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**\*\*The following 5 public hearings were held simultaneously\*\***

**Notice of Intent for DEP #185-913: Lot 13 Geoffrey Park (Assessors Map 14-3-1)** for proposed single family dwelling – *GLM Engineering*, representing *Iqbal Ali, Holliston Ridge, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Conservation Permit Plan (Lots 13, 14, 15, 16 & 17) A 40B Comprehensive Permit Project, Geoffrey Park, Holliston, Massachusetts” dated 1/13/22

**Notice of Intent for DEP #185-914: Lot 14 Geoffrey Park (Assessors Map 14-3-1)** for proposed two family dwelling – *GLM Engineering*, representing *Iqbal Ali, Holliston Ridge, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Conservation Permit Plan (Lots 13, 14, 15, 16 & 17) A 40B Comprehensive Permit Project, Geoffrey Park, Holliston, Massachusetts” dated 1/13/22

**Notice of Intent for DEP #185-915: Lot 15 Geoffrey Park (Assessors Map 14-3-1)** for proposed two family dwelling – *GLM Engineering*, representing *Iqbal Ali, Holliston Ridge, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Conservation Permit Plan (Lots 13, 14, 15, 16 & 17) A 40B Comprehensive Permit Project, Geoffrey Park, Holliston, Massachusetts” dated 1/13/22

**Notice of Intent for DEP #185-916: Lot 16 Geoffrey Park (Assessors Map 14-3-1)** for proposed single family dwelling – *GLM Engineering*, representing *Iqbal Ali, Holliston Ridge, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Conservation Permit Plan (Lots 13, 14, 15, 16 & 17) A 40B Comprehensive Permit Project, Geoffrey Park, Holliston, Massachusetts” dated 1/13/22

**Notice of Intent for DEP #185-917: Lot 17 Geoffrey Park (Assessors Map 14-3-1)** for proposed single family dwelling – *GLM Engineering*, representing *Iqbal Ali, Holliston Ridge, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Conservation Permit Plan (Lots 13, 14, 15, 16 & 17) A 40B Comprehensive Permit Project, Geoffrey Park, Holliston, Massachusetts” dated 3/7/2022

- J. Hastings presented revised plans for these 5 lots per the Commission’s request. They each now show wetland bounds, at least two per lot. No other revisions were requested from the Commmission.

**A. Rutberg made a motion to close the public hearing for DEP #185-913: Lot 13 Geoffrey Park.  
R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye
U. Nickel:	Aye
A. Pilch:	Aye
A. Rutberg:	Aye
R. Shansky:	Aye
C. Bajdek:	Aye

**A. Rutberg made a motion to close the public hearing for DEP #185-914: Lot 14 Geoffrey Park.  
R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman:	Aye
E. Corey:	Aye
U. Nickel:	Aye
A. Pilch:	Aye
A. Rutberg:	Aye
R. Shansky:	Aye
C. Bajdek:	Aye

**A. Rutberg made a motion to close the public hearing for DEP #185-915: Lot 15 Geoffrey Park.  
R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Rutberg made a motion to close the public hearing for DEP #185-916: Lot 16 Geoffrey Park.  
R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Rutberg made a motion to close the public hearing for DEP #185-917: Lot 17 Geoffrey Park.  
R. Weissman seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Pilch made a motion to issue an Order of Conditions for DEP #185-913: Lot 13 Geoffrey Park. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Pilch made a motion to issue an Order of Conditions for DEP #185-914: Lot 14 Geoffrey Park. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye

C. Bajdek: Aye

**A. Pilch made a motion to issue an Order of Conditions for DEP #185-915: Lot 15 Geoffrey Park. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Pilch made a motion to issue an Order of Conditions for DEP #185-916: Lot 16 Geoffrey Park. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Pilch made a motion to issue an Order of Conditions for DEP #185-917: Lot 17 Geoffrey Park. U. Nickel seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

**A. Pilch made a motion to adjourn at 9:20 PM. A. Rutberg seconded the motion. A roll call vote was taken.**

R. Weissman: Aye  
E. Corey: Aye  
U. Nickel: Aye  
A. Pilch: Aye  
A. Rutberg: Aye  
R. Shansky: Aye  
C. Bajdek: Aye

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