

Approved Meeting Minutes

Via Remote Participation

September 27, 2022

7:30 PM

Present: Ann Marie Pilch, Chair; Allen Rutberg, Vice Chair; Eilish Corey, Utah Nickel, Rebecca Weissman, Commissioners; Richard Shansky, Alternate Commissioner

Ryan Clapp, Conservation Agent

Absent: Jacquelyn Valsamis, Commissioner

Ann Marie Pilch, Chair, opened the meeting at 7:30 PM.

A. Pilch 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.

A. Rutberg:	Present
E. Corey:	Present
U. Nickel:	Present
J. Valsamis:	Absent
R. Weissman:	Present
R. Shansky:	Present
A. Pilch:	Present

General Business

Review/Approve Minutes of 8/16/2022, 8/18/2022, 8/13/2022, 9/13/2022

- A. Rutberg corrected a typo in the minutes of 8/16/2022.

U. Nickel made a motion to approve the minutes of 8/16/2022 as corrected. A. Rutberg seconded the motion. A roll call vote was taken.

A. Rutberg:	Aye
E. Corey:	Aye
U. Nickel:	Aye
R. Weissman:	Abstain

R. Shansky: Aye
A. Pilch: Aye

U. Nickel made a motion to approve the minutes of 8/18/2022. A. Rutberg seconded the motion. A roll call vote was taken.

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

The minutes of 8/30/2022 & 9/13/2022 were tabled until the next meeting on 10/11/2022.

Discussion: Conservation Land project (Maple Street & Ruthellen Road) – Maya Rosen & Sadie Hermann

- M. Rosen presented the project concept to the Commission for her an S. Hermann's National Honor Society project. They propose to clean up the site and build a kiosk at the entrance. S. Hermann noted that the land is heavily overgrown and full of litter, making it less accessible for the community.
- A. Pilch requested information regarding the history of the site. R. Clapp noted it was a tax possession with a river running through it.
- A. Pilch would like to walk the site with the students. R. Clapp is meeting with them tomorrow, and A. Pilch will join to develop a more concrete proposal to bring to the Commission.

Discussion: Golf Course (#212 Prentice Street) Site Improvements – Bill Harrison & Deb Moore

- D. Moore and J. Allen presented the project to the Commission. They propose various site improvements to the golf course property owned by the town, including repaving, invasive species management and drainage improvements. They noted there are various wetlands onsite, including a perennial stream and 100-year floodplain, and requested that the Commission waive permitting requirements for the project.
- The Commission denied waiving permit requirements, noting that the documentation provided is insufficient, and at the very least, would require a Request for Determination of Applicability.

Discussion: Walking Trail Construction: Brooksmont Subdivision (#415 Concord Street)

- Gary Gleason presented his proposal to the Commission. The Brooksmont subdivision is surrounded by Open Space that is held under a Conservation Restriction. The residents would like to install a walking trail around the subdivision that would largely remain on public property, but would encroach approximately 5' into the Open Space for an approximately 40' stretch of trail.
- R. Clapp noted that the Conservation Restriction permits such walking trails with the written approval of the Conservation Commission.

- The Commission approved the walking trail, and requested that any architectural plans be submitted to the Commission's office.

Review of Holliston Rail Trail Easement: DEP #185-785: #58 Hopping Brook Road

- No one was present to represent the applicant for this discussion. This item was continued until the next meeting on 10/11/2022

Issue Order of Conditions: DEP #185-929: #1004 Washington Street

E. Corey made a motion to issue an Order of Conditions for DEP #185-929: #1004 Washington Street. A. Rutberg seconded the motion. A roll call vote was taken.

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

Review Correspondence

- R. Clapp noted that a letter had been received by the Commission. He noted that other departments, such as Planning and Assessing, had received it as well. No one was able to decipher the meaning of the letter, but it was noted that similar letters had been received in the past.
- R. Clapp noted that the hearing for the Article XXXI Regulations would be on 10/6/2022. He is double checking legal requirements for the public hearing and has reached out to Town Counsel.

Public Hearings/Public Meetings

Public Hearing – Notice of Intent for DEP #185-930: #245 Prentice Street (Assessors Map 8-1-28.5) for proposed construction of a pool and pool house – *Goddard Consulting*, representing *Paul Dobson-Brunell & Michael Brunell*

Documents: WPA Form 3; Plan of Land entitled "Site Plan of 245 Prentice Street in Holliston, MA" dated 7/28/2022

- M. Maslanka noted that there were several outstanding items from the previous public hearing, and noted that he has addressed the Commission's concerns. He noted that the pool would be saltwater, as opposed to chlorinated, and will have a motorized cover which will protect

**Conservation Commission Minutes 9-27-22
Drafted for the Commission by: Ryan Clapp**

Approved by the Commission: 12-13-22

migrating amphibians. The cover also prevents the need for a fence around the pool, but in the event that one is needed, they will come back before the Commission for a plan modification. He noted the pool should not need to be dewatered, but in the event of an emergency, the pool water will be pumped to the front yard, outside the buffer zone.

E. Corey made a motion to close the public hearing for DEP #185-930: #245 Prentice Street. R. Weissman seconded the motion. A roll call vote was taken.

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

E. Corey made a motion to issue an Order of Conditions for DEP #185-930: #245 Prentice Street. R. Weissman seconded the motion. A roll call vote was taken.

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

Public Meeting – Request for Determination of Applicability for #D-727: #600 Central Street (Assessors Map 9-4-62) for proposed access road and battery energy storage facility – TRC Companies, representing BWC Bogastow Brook, LLC

Documents: WPA Form 1: Plan of Land entitled “Conceptual Site Layout Sketch” dated July 2022

- R. Clapp noted that the applicant had requested a continuance to the next meeting on 10/11/2022.

A. Rutberg made a motion to continue the public meeting for #D-727: #600 Central Street until the next meeting on 10/11/2022. U. Nickel seconded the motion. A roll call vote was taken.

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

Public Hearing – Notice of Intent for DEP #185-XXX: 1485 Washington Street (Assessors Map 5-3-59.1) for second story addition and drainage system, replacement of pavement, and restoration of altered buffer zone – *CDW Consultants*, representing *Brian Donoghue, AnyFence Co.*

Documents: WPA Form 3; Plan set for 1485 Washington Street, dated 8/9/2022; Stormwater Management Report dated 8/9/2022

- R. Clapp reported that the applicant had requested a continuance to the meeting on 10/11/2022.

U. Nickel made a motion to continue the public hearing for DEP #185-XXX: #1485 Washington Street until the next meeting on 10/11/2022. A. Rutberg seconded the motion. A roll call vote was taken.

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

Public Hearing – Notice of Intent for DEP #185-928: “0” Bartzak Drive (Assessors Map 14-4-21.4) for proposed construction of a solar power generation system and associated site work – *Beals Associates*, representing *John Clifford, Bartzak PV, LLC*

Documents: WPA Form 3; Plan Set entitled “Plans to Accompany Permit Documents for Large-Scale Solar Power Generation System, 0 Bartzak Drive, Holliston, Massachusetts” dated 7/27/2022, “Tree Inventory Plan” dated 7/27/2022

- R. Clapp reported that the applicant had requested a continuance to the meeting on 10/11/2022.

U. Nickel made a motion to continue the public hearing for DEP #185-928: “0” Bartzak Drive until the next meeting on 10/11/2022. R. Weissman seconded the motion. A roll call vote was taken.

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

Public Hearing – Notice of Intent for DEP #185-927: #369 Concord Street (Assessors Map 11-6-251) for proposed restoration of altered buffer zone and installation of horse paddocks – *Goddard Consulting*, representing *Rayane Da Costa Lima*

Documents: WPA Form 3; Plan of Land entitled "Topographic Plan, 369 Concord Street, Holliston, Mass" dated 11/28/2021

- M. Maslanka noted he is developing site plan revisions, and will have documentation for 10/11/2022.

U. Nickel made a motion to continue the public hearing for DEP #185-927: 369 Concord Street until the next meeting on 10/11/2022. R. Weissman seconded the motion. A roll call vote was taken.

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

A. Rutberg made a motion to adjourn at 8:40 PM. U. Nickel seconded the motion. A roll call vote was taken.

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

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