

**Approved Meeting Minutes**

Via Remote Participation

October 18, 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 July 16, 2022 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 as soon as possible 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:	Present
R. Weissman:	Absent
R. Shansky:	Present
A. Pilch:	Present

**Public Hearings/Public Meetings**

**Public Hearing – Review and Implementation of Proposed Regulations for the Town of Holliston Wetlands Protection Bylaw (Article XXXI)**

- R. Clapp read the legal advertisement into the record.
- The Commission reviewed the draft regulations section by section. These regulations had been reviewed and revised thoroughly by the Conservation Commission during previous public meetings, and had been reviewed by Town Counsel.
- James Read, 45 Pleasant Street and 2016 Washington Street, expressed concerns regarding the proposed building setbacks, and that the general public was unaware of these regulations being proposed. R. Clapp noted that the building setback was to ensure that the 50' No Disturbance Zone, established under Article XXXI, is not degraded by building immediately

adjacent to that area. However, he noted there is an entire section of waivers in the event this regulation creates an undue hardship. He also noted that it is more difficult to impose regulations than it is to amend them, and that if this regulation is found to be inappropriate, it may be amended. He also noted that the requirements for notification under the Open Meeting Law were met.

- Nicole Smith, 176 Hollis Street, expressed support for the proposed regulations, agreeing that further protection for wetland resource areas must be established, noting the amount of recent development in the Town.

**A. Rutberg made a motion to close the public hearing. U. Nickel seconded the motion. A roll call vote was taken.**

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

**A. Rutberg made a motion to accept and adopt the regulations for Article XXXI as discussed on 10/18/2022. U. Nickel seconded the motion. A roll call vote was taken.**

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

### **General Business**

#### **Review of Triangle Farm (Rebeca Lane) Open Space Restrictions**

- R. Clapp reported that he had received a copy of the Open Space Restriction for the Triangle Farm Subdivision on 10/13/2022. The Planning Board had agreed to allow a 30-year restriction as an interim measure before a final Conservation Restriction was in place to allow occupancy permits to be reviewed. R. Clapp had sent the Restriction to Counsel for review, but did not have a response as of yet.
- As there was not a response from Town Counsel, and the Commission had not had the opportunity for meaningful review of the Restrictions, the Commission took no action on this item during this meeting.

**E. Corey made a motion to adjourn at 8:45 PM. U. Nickel seconded the motion. A roll call vote was taken.**

A. Rutberg:	Aye
E. Corey:	Aye

U. Nickel:	Aye
J. Valsamis:	Aye
R. Shansky:	Aye
A. Pilch:	Aye

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