

Holliston Conservation Commission

APPROVED Meeting Minutes
Town Hall . Meeting Room #014

December 3, 2013
7:30 PM

Present: Allen Rutberg, Chair; Ann Marie Pilch, Vice-Chair; Chris Bajdek, Shaw Lively, Jim McGrath, David Schroder, Rebecca Weissman, Commissioners

Charles Katuska, Conservation Agent

Absent: Sheri O'Brien, Conservation Assistant

Allen Rutberg, Chair, opened the meeting at 7:35 PM.

General Business

Voting/Approvals:

- Request for Certificate of Compliance - DEP File #185-684, 30 Whitney Street (aka 86 Washington Street, Lot #3) . Peter Langan/Bristol Development.

No as-built plans. No required oil & water separator. Request tabled.

- Request for Certificate of Compliance - DEP File #185-735, Well #7 Pump Station and Transmission Mains . Holliston Water Department.

No as-built plans. Request tabled.

30 Whitney Street - Sign Automatic Extension via the Permit Extension Act for Order of Conditions for DEP File #185-654, 30 Whitney Street (aka 86 Washington Street, Lot #3) . Peter Langan/Bristol Development.

Mr. Bajdek made a motioned to sign Automatic Extension via the Permit Extension Act for Order of Conditions for DEP File #185-654, 30 Whitney Street. Mr. McGrath seconded, and passed unanimously.

Discussed offer of land donation, Gretchen Lane – James Moore.

- Offered to Parks & Rec. Department
- Kristin Hedrick, Parks & Rec Dept., expressed some interest
- No response from Parks & Rec. Department yet
- Keep status updated

APPROVED Conservation Commission Minutes 12-03-13

Issued by: Charles Katuska

Approved by Commission: 5-26-15

Page 1 of 5

Discussed Cedar Knoll Open Space

- Ask owner to stake out open space areas for continuing consideration including access from cul-de-sac
- Investigate restoration of any alterations to open space areas
- Ask how much this involves Planning Board process
- How does this fit with Wenakeening Woods

Discussed Adams Street Conservation Restriction

- Ms. Pilch has reviewed TTOR& Adams Street Conservation Reserve Base Line report and asserts the Base Line Report is accurate
- Bring Certification Documents for signatures on 12-17-13 meeting

Review Mail

The mail was reviewed.

Public Meetings & Hearings

Continued Public Meeting – Request for Determination of Applicability #D-512: 174 High Street (Assessors Map 11, Block 5, Lot 10) replacement septic system, Edward Paletsky.

Paul Saulnier, representing Edward Paletsky, presented revised plan submitted tonight. The septic system was moved. No new clearing or fence relocation. Access will be from High Street on the north side. The stock pile location is shown on the plan.

Ms. Pilch made a motion to issue a Negative #3 Determination of Applicability for #D-512: 174 High Street as drafted. Mr. McGrath seconded the motion. Passed unanimously.

Continued Public Hearing – Notice of Intent for DEP File # 185-764: Lots 17 & 18 Kingsbury Drive (Assessors Map 5, Block 2, Lots 54.3 & 54.4) proposed construction of a common driveway to serve two single family dwellings, Wall Street Development Corporation. NO APPEARANCE - CONTINUATION REQUESTED TO DECEMBER 17, 2013 BY APPLICANT

Continued Public Hearing – Notice of Intent for DEP File # 185-763: Lots 18 Kingsbury Drive (Assessors Map 5, Block 2, Lot 54.4) proposed construction of a single family home, Wall Street Development Corporation. NO APPEARANCE - CONTINUATION REQUESTED TO DECEMBER 17, 2013 BY APPLICANT

Ms. Pilch made a motion to continue the public hearings for DEP Files #185-763 and #185-764 until December 17, 2013. Mr. Bajdek seconded the motion. Passed unanimously.

APPROVED Conservation Commission Minutes 12-03-13

Issued by: Charles Katuska

Approved by Commission: 5-26-15

Page 2 of 5

Continued Public Hearing – Notice of Intent for DEP File # 185-767: 1419 Washington Street (Assessors Map 5, Block 2, Lot 14) proposed construction of a garage and replacement septic system, Bryan Sweeney.

Paul Saulnier requested continuation to 12-17-13. The topography was not yet received. A second rain garden to be added.

Ms. Pilch made a motion to continue the hearing for DEP File # 185-767: 1419 Washington Street to December 17, 2013. Ms. Weissman seconded the motion. Passed unanimously.

Continued Public Hearing – Notice of Intent for DEP File # 185-766: 20 Cross Street (Assessors Map 5, Block 1, Lot 41) proposed demolition of existing buildings, Axton Cross Company.
NO APPEARANCE - CONTINUATION REQUESTED TO DECEMBER 17, 2013 BY APPLICANT

Ms. Pilch made a motion to continue the public hearings for DEP File #185-766 until December 17, 2013. Mr. Bajdek seconded the motion. Passed unanimously.

New Public Hearing – Notice of Intent for Bylaw File # B-001: Lot 85 Mohawk Path (Assessors Map 15, Block 1, Lot 85), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

- Peter Lavoie, of Guerrier & Halnon, submitted abutter notification receipts.
- Lot 85 proposed for development as is today, no boundary changes required
- 4 marked bounds proposed along edge of 100qVernal Pool Habitat
- Peter Lavoie notes all land within 100qVernal Pool Habitat is currently forested
- Commission discussed options for plot of forested areas in Vernal Pool Habitat and Habitat buffer.
- Ms. Weissman raises questions about no-salt on driveways
- Peter Lavoie says the Zone 2 means that regarding Title 5, this is a nitrogen-sensitive area.
- This is only a footprint+house. If Toll Brothers wants a different house they agree to come back.

Ms. Pilch made a motion to close the public hearing Notice of Intent for Bylaw File # B-001: Lot 85 Mohawk Path. Mr. Lively seconded, and passed unanimously.

Chuck Katuska reviewed the Draft Order of Conditions. Order of Conditions to be issued as drafted. Order of Conditions to be released subject to receipt of revised plan showing 2 additional open space boundary markers.

Ms. Pilch made a motion to accept and issue the Order of Conditions for Bylaw File # B-001: Lot 85 Mohawk Path, subject to receipt of the revised plan noted.. Mr. McGrath seconded, and passed unanimously.

New Public Hearings – Notice of Intent for Bylaw File # B-002 to B-006

Notice of Intent for Bylaw File # B-002: Lot 86 Mohawk Path (Assessors Map 14, Block 5, Lot 86), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

Notice of Intent for Bylaw File # B-003: Lot 87A Mohawk Path (Assessors Map 14, Block 5, Lot 87), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

Notice of Intent for Bylaw File # B-004: Lot 88A Mohawk Path (Assessors Map 14, Block 5, Lot 88), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

Notice of Intent for Bylaw File # B-005: Lot 89A Mohawk Path (Assessors Map 14, Block 5, Lot 89), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

Notice of Intent for Bylaw File # B-006: Lot 90A Mohawk Path (Assessors Map 14, Block 5, Lot 90), proposed construction of a single-family house including the associated grading and site work, Peter Lavoie/Guerriere & Halnon, Inc. representing Holliston Residential Realty LLC.

- Reading of notices waived
- All 5 applications sites about all same resources
- Following review and discussion, ConCom elects to process all hearings simultaneously
- Peter Lavoie, of Guerriere & Halnon, reported his process with MA-NHESP
 - Signs required along Open Space parcel K frontage
 - No-Mow signs in back sector of Open Space parcel K disturbed for basin construction
 - ~10,000 sq.ft. disturbed area to be restored

Lot 86A . Peter Lavoie to add 1 more ~~No~~-Disturbance+bound at edge of drain easement

Lot 87A . Peter Lavoie proposed 3 bounds (none shown)

Lot 88A

Lot 89A . 3 new bounds

As discussed and agreed upon, Peter Lavoie to submit revised plans for all 5 lots showing additional ~~No~~-Disturbance+bounds. Peter Lavoie requested continuation to 1-7-14.

Ms. Pilch made a motion to continue the public hearings Notice of Intent for Bylaw File # B-002 to B-006 to 1-7-14. Mr. Lively seconded, and passed unanimously.

General Business Continued

Mr. Rutberg and others reviewed recent Rail Trail with Mark Connelly (very good).

- Lots of new stone dust in place in sections

Mr. Lively presented updates on the Lake Winthrop Management Plan.

- Steering group to meet tomorrow, 12-4-13 at Parks & Rec. Dept.
- 2 new members: CPC rep Liz Newlands, Open Space Committee rep.
- Mr. Lively contacted Patty Baker, new Medway ConCom agent

Ms. Pilch reports that:

- the State did not approve the grant for Bullard Farm CR.
- Miller School boardwalk is about half done

Ed Paletsky appears in person to thank ConCom for their approvals with 174 High Street.

At 9:18 PM, Ms. Pilch made a motion to adjourn the meeting. Mr. McGrath seconded the motion. Unanimous. (7-0-0)

The next Conservation Commission meeting will be on December 17, 2013.