

Holliston Conservation Commission

Meeting Minutes

Town Hall- Meeting Room #014

January 31, 2017

7:30 PM

Present: Chris Bajdek, Chair; Emily Kingston, Vice-Chair; Jennifer Buttaro, Shaw Lively (arrived at 7:34), Ann Marie Pilch, Allen Rutberg, Rebecca Weissman, Commissioners
Sheri O'Brien, Conservation Agent; Kristin O'Brien, Conservation Assistant

Absent: None

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

GENERAL BUSINESS

Request for Partial Certificate of Compliance for 23 Kingsbury Drive (Lot 16R) for DEP File #185-666 – Lou Petrozzi

- Mr. Petrozzi explained that the bank is requiring at least a Partial Certificate of Compliance be issued to grant a mortgage to the prospective buyers.
- The house and septic are outside the wetland and vernal pool buffer zones and the only outside work that needs to be completed is to loam and seed the yard.
- Mr. Petrozzi offered a \$2,000 surety agreement, which will ensure the areas inside and at the edge of the buffer zones will be loamed and seeded or otherwise permanently stabilized (e.g. mulch). Upon completion a full Certificate of Compliance will be issued and funds returned.
- If an alternative stabilizer besides lawn is desired it must be approved by the Commission.
- Currently, the slope is stable despite being open soil and rocks. Ms. S. O'Brien visited the site after a 1.58 inch rain event and there was no runoff past the straw wattle.

Ms. Pilch made a motion to issue a Partial Certificate of Compliance for DEP File #185-666: 23 Kingsbury Drive when the surety agreement is signed by Mr. Petrozzi. Ms. Kingston seconded. Unanimous. (7-0-0).

Request for Minor Modification for Hopping Brook Road Extension DEP File #185-781- Peter Bemis and John Delli Proscoli

- Mr. Bemis presented a new plan and explained that the road will be further away from the wetlands, the two original basins will be consolidated into one, and the water discharge point will be moved away from the wetlands.
- The new basin discharge location will direct the water down an old cart path and could potentially create a new resource area, as it will function similar to an intermittent stream.
- Mr. Bemis will be meeting with the Planning Board at their next meeting and hopes to get final approval.
- Work previously approved has begun, such as grading the entrance of the road and a temporary settling area for the basin to filter water.
- Areas cleared for the original plan that will not be used, will be reverted back to natural areas.
- The Commission agreed that while this plan is an improvement for protecting wetlands, it is still a large enough modification that a Request for an Amendment to the Order of Conditions must be submitted.
- There was discussion about how this affects current work and how to proceed.
- Mr. Bemis intends to submit a Request for an Amended Order of Conditions for the February 28, 2017 meeting.

PUBLIC HEARINGS/PUBLIC MEETINGS

****New Public Hearings –Notice of Intent for DEP File # 185-824: Lot 27 R Kingsbury Dr (Assessors Map 5-3-55.4) Grading and work associated with construction of a single family home – Joyce Hastings/GLM Engineering representing Lucilon Lagares**

- Ms. Hastings was present and waived the reading of the legal notice advertised in the *MetroWest Daily News* on January 24, 2017.
- The lot has an expired Order of Conditions for the construction of a single family home, but no work ever began.
- This was initially part of the neighboring lot (36 Kingsbury Drive), which is why grading from the adjacent lot goes into this one.
- The land was cleared up to the original erosion controls.
- Ms. Hastings added five wetland plaques and bounds along the 50qno-disturb line.
- With the exception of the bounds, the proposed plan is the same as the original plan. The builder is considering changing the floor plan of the home but does not plan to enter the 100q buffer zone.
- All stock piling and equipment will be stored outside the 100qbuffer zone, as indicated on the plan.
- Ms. Hastings submitted abutter notification cards.

Ms. Pilch made a motion to close the hearing for the Notice of Intent for DEP File # 185-824: Lot 27 R Kingsbury Drive. Mr. Lively seconded the motion. Unanimous. (7-0-0).

Ms. Pilch made a motion to issue an Order of Conditions for DEP File #185-824: Lot 27 R Kingsbury Drive, with the discussed conditions. Dr. Rutberg seconded the motion. Unanimous. (7-0-0).

****New Public Meeting - Request for Determination of Applicability for #D-594: 100 Norland St (Assessors Map 11-6-10) proposed replacement of failed septic system – Joyce Hastings, GLM representing Ronald White**

- Ms. Hastings was present and waived the reading of the legal notice advertised in the *MetroWest Daily News* on January 24, 2017.
- There is an intermittent stream in the northeast corner of the lot that is fed by the wetlands near 245 Washington Street and a nearby detention basin.
- Ms. Hastings explained that the new septic system will be behind the home, with the leaching field in the raised northwest corner of the property. The current elevation in this area will minimize the grading and additional loam that would be needed and should look similar to how it looks now.
- They intend to leave the existing trees.

Ms. Pilch made a motion to issue the following Determinations for RFD #D-594: 100 Norland Street, with the discussed conditions; Positive 2B, Positive 5, and Negative 3. Ms. Kingston seconded the motion. Unanimous. (7-0-0).

****New Public Hearings –Notice of Intent for DEP File # 185-823: 1670 Washington St (Assessors Map 5-4-26) proposed addition to autobody repair shop – Joyce Hastings/GLM Engineering representing Michael Ibrahim/ Hometown Automotive Service & Sales, Inc.**

- Ms. Hastings and Mr. Ibrahim were present and waived the reading of the legal notice advertised in the *MetroWest Daily News* on January 24, 2017.
- The property has a garage and a house functioning as an office.
- The property has been used by automotive service companies since 1965.
- Mr. Ibrahim intends to purchase this property if all permits can be obtained to add an addition to the existing garage. If this occurs he will consolidate two of his other locations to this site.

- There is an intermittent stream behind the garage, but the exact source of the water is speculative. There is most likely a stone channel under the road allowing water to filter from the other side.
- All other alternative locations for the garage resulted in disabled cars being parked in the 100q buffer zone.
- There will be pavement in front of the proposed addition, but the rest will be gravel or lawn.
- A detention basin will be constructed in the southwest corner of the lot, where all roof and surface runoff will be directed. The basin will have a controlled flow outlet towards the wetlands.
- The fence will remain and erosion controls will be installed in front of the fence.
- There was discussion on potential leaking of car fluids and the storage techniques used.
- All floor drains will go to a tight tank and there will be no facilities in the garage addition.
- There was discussion about the current sink and where it drains to; there is no septic tank associated with the building. Ms. Hastings will obtain an answer as to where this sink drain goes.
- The detention basin will have a management plan requiring biannual sweeping, mowing when necessary, and monthly inspections.
- Waiting for a peer review of the Storm Water Management Plan.
- Ms. Hastings will add orange fencing to the erosion controls on the plan.
- All repair materials will be stored inside and more vehicles can be stored in the garage versus outside, lessening the potential negative impact on the wetlands.
- Ms. Hastings submitted abutter notification cards.

Ms. Pilch made a motion to continue the hearing for DEP File #185-823: 1670 Washington Street until the February 14, 2017 meeting. Dr. Rutberg seconded the motion. Unanimous. (7-0-0).

General Business Continued

Discussion: Bounds at 36 Shaw Farm Road #D-593 – Joyce Hastings representing Martin Reidy

- Ms. Hastings explained that due to the financial hardship, Mr. Reidy would like to modify Condition #9 of the Determination issued on January 4, 2017. This condition states that four concrete bounds and wetland resource area plaques be installed at the 50qno-disturb line.
- The cost of installing four bounds is approximately \$800 according to Ms. Hastings.
- Ms. Hastings proposed adding language to the current and all future lease agreements for 36 Shaw Farm Road instead of adding concrete bounds to the property. The lease agreement will state %no dumping, cutting or disturbance shall occur past the edge of the lawn.+
- The Commission agreed due to the financial hardship they will allow this exception and the lease language may be used in place of the four bounds.
- In addition, Mr. Reidy must remove the yard waste from the 50qbuffer zone and the new language for the lease must be approved by the Commission.
- A memo to the file to justify this change will be written by the staff.

General Discussion: 8-Arch Bridge Improvements – Robert Weidknecht

- Mr. Weidknecht and Dennis Ferriera were present.
- A new committee was formed for the purpose of protecting and maintaining the 8-Arch Bridge.
- The committee determined the biggest threat to the bridge is the concrete cap, which should keep water from seeping into the stone work. However, the cap is so cracked and the %wings+ on the edge of the bridge trap water onto the broken concrete, resulting in water/mortar seeping through the bridge. The bridge is otherwise structurally sound.
- To prevent this from occurring they are proposing to cut the concrete %wings+off the bridge, place a new concrete cap over the existing concrete slab, and then add hand rails. The new

cap will be curved at the edges and will have drain pipes to direct the water off the side of the bridge.

- There was discussion about how to properly catch any concrete pieces and/or slurry that might fall off the edge. It was decided that filter fabric, such as Mirafi 140N or 180N, will be hung along the sides of the bridge. The material will catch any large pieces and can filter sediment from the water.
- When work is occurring over the brook wood planks will be placed directly over the water to catch the concrete pieces/slurry. Hay bales will also be installed for the entire project.
- The committee will file a Notice of Intent (NOI) if the Commission approves of the plan.
- They intend to present this at the May Town Meeting, with the goal of starting work in October 2017.
- The bridge is in a Natural Heritage area so depending on which species are present the state might limit the time of year for work to occur.
- It was suggested that all branches within 150fe trimmed back.
- There will be no cleaning or repointing proposed in this NOI.
- Cutting concrete will not occur during rain events.
- The Commission agreed to the proposal at this time.

Warren Woods Management Plan

- Amber Carr, Mass Audubon, submitted a proposal to Maeghan Dos Anjos, the Ashland Agent, and Ms. S. O'Brien for work at Warren Woods.
- The proposal did not break down costs by project or how much each town would be responsible for.
- There was discussion about what work should be done on the Holliston side of the property and realistic public access points.
- The Commission would like an assessment of existing vegetation.
- Ms. S. O'Brien will draft a response to Ms. Carr and Ms. Dos Anjos.

Tree Removal Request at 3 Minuteman Circle

- Ms. K. O'Brien explained that in August 2016 Toll Brothers requested permission to cut down four trees in the 500' buffer zone and were denied. The soon-to-be owners have requested again that the trees be cut down out of concern for limbs breaking off and causing harm.
- The trees were inspected January 31, 2017 and two appear to be discolored with evidence of branches breaking. However, it is unclear if the branches fell for natural reasons or if the trees are ill.
- There was discussion about requiring an arborist to inspect the trees and if the trees need to be cut, then mitigation might be required.
- Ms. Pilch would like to inspect the trees and continue this discussion at the next meeting.
- The Commission agreed.

Vote on Draft Meeting Minutes – 01/17/17

Ms. Pilch made a motion to accept the 01/17/17 minutes with the discussed edits. Ms. Kingston seconded the motion. Mr. Lively and Ms. Weissman abstained. The motion passed. (5-0-2).

Potential Conservation Restriction (CR) at 77 Mellen Street

- Dave McGowan, Mass Audubon Society, asked if the Commission would be interested in acquiring a CR at 77 Mellen Street.
- The property abuts town conservation land.
- The home is in the middle of the property and the owners would remain in the house.
- The land would have to be surveyed and the house, driveway, and lawn would be excluded from the CR.
- It is believed that the owners want to ensure that land would eventually be developed.

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Issued by: Kristin O'Brien

Approved by Commission: 02-14-17

- There was discussion and it was agreed that Ms. S. O'Brien will keep dialog open.

Review Correspondence

- Correspondence was reviewed.

Conflict of Interest Certificate

- Ms. S. O'Brien reminded Commissioners to take the online Conflict of Interest class if their certificates have expired.

Ms. Kingston made a motion to adjourn the meeting at 10:07 PM. Dr. Rutberg seconded the motion. Unanimous. (7-0-0).