

APPROVED Meeting Minutes

Town Hall- Room #014

August 20, 2019

7:30 PM

Present: Christopher Bajdek, Chair, Rebecca Weissman, Vice Chair, Jennifer Buttarro, Shaw Lively, Utah Nickel, Ann Marie Pilch, Commissioners, Sean Fay, Associate Commissioner

Ryan Clapp, Conservation Agent

Absent: Allen Rutberg, Commissioner

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

General Business

Public Comment

- Ms. Joanne Hulbert noted that she had heard a rumor about paintball activities in the Town Forest, possibly in an area contiguous with the Fairbanks Property. She has not been able to confirm the rumor, however.

Review/Approve Minutes of 7/23/19 & 8/6/19

Mr. Lively made a motion to approve the draft minutes of 7/23/19 as written. Ms. Weissman seconded the motion. Vote passes (4-0-2) with Mr. Nickel and Ms. Pilch abstaining.

- Not enough Commissioners present at the 8/6/19 meeting had reviewed the minutes from that meeting. Left open until the next meeting on 9/3/19.

Vote on Order of Conditions – DEP #185-856: Lot 1 Liberty Lane

- Mr. Clapp noted that the public hearing had closed on 7/23/19, but the Commission was unable to issue the Order of Conditions on 8/6/19. Mr. Clapp has secured a waiver of the 21-day requirement from the applicant.
- Mr. Clapp presented a draft Order of Conditions to the Commission. Specific conditions related to the mitigation requirements were discussed.

Mr. Lively made a motion to issue an Order of Conditions for DEP #185-856: Lot 1 Liberty Lane

Discussion: Use of Fairbanks Property & NEMBA

- Mr. Clapp reported that he had invited Mr. Brian Forestal from NEMBA to attend the meeting this evening. Mr. Forestal was not present.
- Ms. Hulbert expressed concerns about trail activities in the Town Forest and Fairbanks Property, including the marking and naming of trails.

- Mr. Clapp will contact Mr. Forestal and invite him to the following meeting.

Donation of land: Open Space off of Hollis Street

- Mr. Clapp reported that the Planning Board had approved an Open Space Residential Development located at 256 & 260 Hollis Street, named Maplewood Estates. The Open Space was to be deeded to the Town to be held by the Conservation Commission, but a vote to transfer the land had never been taken. The applicant is now looking for occupancy, pending resolution of the Open Space concerns.

Ms. Pilch made a motion to accept the gift of land, noted in the deed as “A parcel of land, shown as ‘Open Space Area’ on that certain plan entitled, ‘Maplewood Estates Definitive Plan of Land in Holliston, MA’ prepared by Guerriere & Halnon, Inc. dated July 31, 2017 and revised November 12, 2017 and recorded in the Middlesex South District Registry of Deeds as Plan Number 155 or 2018. Ms. Weissman seconded the motion. Vote passes unanimously (6-0-0).

Review Correspondence / Other

- A Program and Events Calendar for September . December 2019 from the Sudbury Valley Trustees was circulated.
- Mr. Lively briefed Commissioners on potential work on baseball field improvements at Stoddard Park and Mission Springs. The Parks Commission has a concern that previously Conservation Commission had limited d requested improvements. Mr. Lively asked the Agent to research files for previous filings. It was agreed that any planned work will be brought to the Commission for discussion and evaluation.
- Mr. Clapp noted that the Westfield Drive culvert replacement project was tentatively scheduled to start on the week of August 26th.

Public Hearings/Public Meetings

Notice of Intent for DEP #185-857: #68 Fairview Street (Assessors Map 8-2-61.1) for proposed construction of an in-ground pool and associated patio - *Debora Anderson*, representing *Nathan & Kathryn Winget*.

Documents: WPA Form 3; Plan of Land Entitled Plot Plan Showing Proposed Pool, 68 Fairview Street, Holliston, MA+dated 7/23/19; Letter from Debora J. Anderson, dated 7/9/19.

- Mr. Clapp reported that at the previous session of the public hearing, the Commission was prepared to close pending the issuance of a file number. A file number has since been issued, with no concerns raised by MassDEP.

Mr. Lively made a motion to close the public hearing for DEP #185-857: #68 Fairview Street. Ms. Weissman seconded the motion. Vote passes (4-0-2) with Mr. Nickel and Ms. Pilch abstaining.

- Mr. Clapp presented a draft Order of Conditions to the Commission. He noted a specific condition in perpetuity preventing the dewatering of the pool into Chicken Brook.

Mr. Lively made a motion to issue an Order of Conditions for DEP #185-857: #68 Fairview Street. Ms. Buttaro seconded the motion. Vote passes (4-0-2) with Mr. Nickel and Ms. Pilch abstaining.

Notice of Intent for DEP File #185-849: Old Cart Path, Paul Revere Lane, Minuteman Circle, Hiawatha Trail, Governor Prentice Way (Assessors Map 14) for proposed construction of a roadway and drainage alteration - Guerriere & Halnon, Inc., representing Constitution Village, LLC.

Documents: WPA Form 3; Plan Set entitled %Constitution Village Subdivision Modification in Holliston, MA,+dated 11/15/18; email from Mr. Clapp dated 12/26/18; Response Memorandum from Mr. George Mihov dated 12/31/18.

Memorandum from Dan Wells, Goddard Consulting, Inc., dated 5/30/19.

- Mr. Clapp reported that the applicant had requested a continuance until 9/3/19.
- Mr. Clapp expressed concerns that this project had only had two public hearing sessions since it was filed in December 2018. He is concerned that the project is a %moving target+and has thus far required extensive revisions and there is a potential for administrative error based on these continuances.
- Mr. Clapp was directed to contact Guerriere & Halnon and express the Commission's dissatisfaction with the Notice of Intent and public hearing thus far. If there is no new information presented at the meeting on 9/3/19, the Commission may begin discussions on closing the public hearing.

Mr. Lively made a motion to continue the Public Hearing for DEP File #185-849: Old Cart Path, Paul Revere Lane, Minuteman Circle, Hiawatha Trail, Governor Prentice Way until the next meeting on 9/3/19. Ms. Buttaro seconded the motion. Vote passes unanimously (6-0-0).

Mr. Lively made a motion to adjourn at 8:30 PM. Ms. Weissman seconded the motion. Vote passes unanimously (6-0-0).

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