

APPROVED Meeting Minutes

Via Remote Participation

January 5, 2021

7:30 PM

Present: Christopher Bajdek, Chair; Rebecca Weissman, Vice Chair, Jennifer Buttarro, Shaw Lively, Utah Nickel, Ann Marie Pilch, Allen Rutberg, Commissioners

Absent: Ryan Clapp, Conservation Agent

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

Mr. Bajdek read the following into the record:

Pursuant to the Governor's Order Suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, as well as the Select Board's Emergency Order dated 3/16/2020 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 the Governor's Emergency Action requirement of 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.

Mr. Bajdek:	Present
Ms. Weissman:	Present
Ms. Buttarro:	Present
Mr. Lively:	Present
Mr. Nickel:	Present
Ms. Pilch:	Present
Dr. Rutberg:	Present

General Business

Review/Approve Minutes of 12/22/2020

- These minutes have not been completed. Tabled until the following meeting on 1/19/21.

Vote to Authorize Christopher Bajdek to sign all documents issued by the Conservation Commission on 1/5/21

Dr. Rutberg made a motion to authorize Christopher Bajdek to sign all documents issued by the Conservation Commission on 1/5/21. Ms. Buttarro seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye

Ms. Buttarro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Article XXX Regulations Review: S. 1.09 – 1.14

- The Commission reviewed the draft Article XXX S 1.09 – 1.14 Regulations, offering various edits and revisions.

Review Correspondence / Other

- No correspondence was received.

Public Hearings/Public Meetings

Notice of Intent for DEP #185-XXX: #84 Chamberlain Street (Assessors Map 7-7-347) for proposed single family house and associated site work – *Goddard Consulting, LLC*, representing *Ron Nation, 20th Century Homes, LLC*

Documents: WPA Form 3; Plan of land entitled “#84 Chamberlain Street, Topographic Plan in Holliston, MA” dated 10/22/2020; Plan of land entitled “Existing Conditions, 84 Chamberlain Street, Holliston, Massachusetts” dated 12/14/2020; Plan of land entitled “3 4-Bedroom Homes on ANR Lots, 84 Chamberlain Street, Holliston, Massachusetts, Proposed Site Layout” dated 12/14/2020

- Mr. Bajdek read the legal advertisement into the record.
- Mr. Scott Goddard, representative for the applicant, presented the project to the Commission. The site is an existing sports club and they propose to repurpose it into single family houses. The project will require an ANR from the Planning Board. This project will result in a net reduction in impervious surface due to elimination of parking areas and the tennis courts.
- Mr. Bajdek noted several wells onsite, including one within the 50’ No Disturbance Zone, and inquired as to their purpose. Mr. Chris Nation, applicant, noted that they were unsure of availability of town water, so the wells would be for water use in the house. Mr. Bajdek noted that with the proximity to the wetlands, the Commission may require a hydrologic study to determine possible wetland impacts. Ms. Weissman requested the applicant assess the possibility of relocating the well outside the 50’ No Disturbance Zone.
- Dr. Rutberg inquired if the patio as proposed within the 50’ No Disturbance Zone was pervious or impervious. Mr. Goddard noted it could be either, depending on the Commission’s requirements.
- Mr. Lively requested wetland bounds along the 50’ No Disturbance Zone. Mr. Goddard agreed.
- The Commission expressed that work within the 50’ No Disturbance Zone should be avoided to the maximum extent possible. Ms. Weissman noted a caveat that there is some leeway as the area is previously disturbed, and ultimately the project is an improvement over existing conditions.

Ms. Pilch made a motion to continue the public hearing for DEP #185-XXX: #84 Chamberlain Street to the next meeting on 1/19/21. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185-892: #45 Washington Street (Assessors Map 12-2-11) for proposed commercial building – *Legacy Engineering, LLC*, representing *Gill Realty Trust*

Documents: WPA Form 3; Plan Set entitled “45 Washington Street, Holliston, MA Site Plan,” dated 9/8/2020 (rev. 12/21/2020)

- Mr. Dan Merrikin, representative for the applicant, presented project revisions to the Commission. Per DEP’s comments, the infiltration part of the detention basin has been relocated outside the 50’ No Disturbance Buffer Zone, which resulted in an expanded basin and therefore a reduced amount of impervious surfaces onsite. The applicant has also revised the landscaping to native plantings and have added wetland markers. As of yet, there has not been a response on the stormwater peer review requiring any revisions.
- Mr. Lively inquired if the basin had an overflow pipe. Mr. Merrikin confirmed there was.

Mr. Nickel made a motion to continue the public hearing for DEP #185-892: #45 Washington Street until the next meeting on 1/19/21. Dr. Rutberg seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Notice of Intent for DEP #185- 866: #1569 Washington Street (Assessors Map 5-3-62) for proposed gravel storage area – *GLM Engineering*, representing *Michael Alves*

Documents: WPA Form 3; Plan Set entitled “Site Plan of Land, Scooby Truck Sales, 1569 Washington Street, Holliston, Massachusetts,” dated 2/24/20 (rev. 3/8/20)

Ms. Weissman made a motion to continue the public hearing for DEP #185-866: #1569 Washington Street until the next meeting on 1/19/21. Ms. Pilch seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

Mr. Lively made a motion to adjourn at 9:05 PM. Ms. Pilch seconded the motion. A roll call vote was taken.

Mr. Bajdek:	Aye
Ms. Weissman:	Aye
Ms. Buttarro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye
Dr. Rutberg:	Aye

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