

**APPROVED Meeting Minutes**

Via Remote Participation

January 19, 2021

7:30 PM

Present: Christopher Bajdek, Chair; Jennifer Buttaro, Shaw Lively, Utah Nickel, Ann Marie Pilch, Allen Rutberg, Commissioners

Ryan Clapp, Conservation Agent

Absent: Rebecca Weissman, Vice Chair

**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:	Absent
Ms. Buttaro:	Present
Mr. Lively:	Present
Mr. Nickel:	Present
Ms. Pilch:	Present
Dr. Rutberg:	Present

**General Business**

**Review/Approve Minutes of 12/22/2020 & 1/5/2021**

- Mr. Clapp noted the drafts of these minutes were not finalized. The item was tabled until the next meeting on 2/2/2021

**Vote to Authorize Christopher Bajdek to sign all documents issued by the Conservation Commission on 1/19/2021**

**Ms. Pilch made a motion to authorize Christopher Bajdek to sign all documents issued by the Conservation Commission on 1/19/2021. Mr. Lively seconded the motion. A roll call vote was taken.**

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

### **Article XXX Regulations Review: S. 2.01-2.03**

- The Commission reviewed the draft regulations for Article XXX, S. 2.01 – 20.3.

### **Review Correspondence / Other**

- No correspondence was received.

### **Public Hearings/Public Meetings**

**Request for Determination of Applicability for #D-688: #83 Westfield Drive (Assessors Map 11-8-149)** for replacement septic system – *CIVILized Solutions*, representing *Matt Thompson*

**Documents:** WPA Form 1; Plan of Land entitled “Septic System Construction, #83 Westfield Drive, Holliston,” dated 12/15/2020

- Mr. Clapp read the legal advertisement into the record.
- Mr. Paul Saulnier, representative for the applicant, presented the project to the Commission. the applicant proposes to replace the existing failed septic system. The entire leaching field is outside the buffer zone, with the only encroachments being the septic tank and tie in. there is only one tree proposed for removal, which is outside the buffer zone.

**Ms. Pilch made a motion to issue a Negative #3 Determination for #D-688: #83 Westfield Drive. Ms. Buttaro seconded the motion. A roll call vote was taken.**

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

**Notice of Intent for DEP #185-895: #84 Chamberlain Street (Assessors Map 7-7-347)** for proposed single family house and associated site work – *Goddard Consulting, LLC*, representing *Ron Nation, 20<sup>th</sup> Century Homes, Inc.*

**Documents:** WPA Form 3; Plan of Land entitled “3 4-Bedroom Homes on ANR Lots, 84 Chamberlain Street, Holliston, Massachusetts” dated 12/14/2020 (rev. 1/12/21)

- Mr. Scott Goddard, representative for the applicant, presented project revisions to the Commission. He has added wetland markers at the limit of lawn, a restoration area of meadow mix within the disturbed 50’ no disturbance zone, and revised well locations. The only work within the buffer zone is for one house footprint, which is smaller than that of the existing pool. Mr. Goddard noted that DEP expressed concerns regarding the floodplain, to which Mr. Goddard noted the FEMA polygon is inaccurate. Based on site conditions, there is a sharp break in elevation near the wetland line serving as the limit of BLSF.
- Ms. Pilch inquired if wells were a necessity. Mr. Goddard noted that there is no public water available, so this is necessary.
- Ms. Pilch inquired if it was safe for the propane tanks to be underground. Mr. Goddard noted that if it can leak underground, it can leak above ground. However, propane is very volatile, so contamination is unlikely.
- Mr. Bajdek inquired as to who regulates propane tanks. Mr. Chris Nation noted that the fire inspector does. Mr. Clapp suggested that if the fire inspector determines this is unsafe, the Commission can administratively update the plan to reflect above ground tanks.

**Mr. Lively made a motion to close the public hearing for DEP #185-895: #84 Chamberlain Street. Ms. Pilch seconded the motion. A roll call vote was taken.**

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

- Mr. Clapp will prepare a draft Order of Conditions for the next meeting.

**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. 1/12/2021)

- Mr. Dan Merrikin, representative for the applicant, noted that per the previous meeting, the only outstanding item was the stormwater peer review. This has since been completed, with the only revision being a typo.

**Ms. Pilch made a motion to close the public hearing for DEP #185-892: #45 Washington Street. Dr. Rutberg seconded the motion. A roll call vote was taken.**

Mr. Bajdek:	Aye
Ms. Buttaro:	Aye
Mr. Lively:	Aye
Mr. Nickel:	Aye
Ms. Pilch:	Aye

Dr. Rutberg: Aye

- Mr. Clapp will prepare a draft Order of Conditions for the next meeting.

**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)

- Mr. Clapp noted that the applicant has requested this application be withdrawn.

**Ms. Pilch made a motion to close the public hearing for DEP #185-866: #1569 Washington Street. Dr. Rutberg seconded the motion. A roll call vote was taken.**

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

**Notice of Intent for DEP #185-885: Lot 78 Old Cart Path (Assessors Map 14-5-32.A & 32.B)** for proposed revised layout for single family house and associated site work – *Guerriere & Halnon, Inc.*, representing *Constitution Village, LLC*

**Documents:** WPA Form 3; Plan of Land entitled “Site Development and Facilities Plan in Holliston, Massachusetts,” dated 10/30/2020 (rev 12/29/2020)

- Mr. Clapp read the legal advertisement into the record.
- Mr. Hassett presented the revised layout of the house to the Commission. The applicant proposes an increased disturbance within the 100’ buffer zone of approximated 3,000 square feet, with no encroachment closer than is already approved. The erosion controls and wetland markers are not proposed for revision.
- Mr. Nickel noted that this is a 50% increase in disturbance onsite. This is not a slight increase, especially considering a large portion is for a driveway and therefore impervious surface.
- Ms. Pilch inquired as to the reason for the revision. Mr. Hassett noted that the potential buyer of the house has requested the alternative layout.
- Mr. Lively inquired if there was a garage design that would reorient the driveway to minimize impervious surface. Mr. Hassett noted that if there was, the grading would have to be altered to avoid flooding. Mr. Lively requested Mr. Hassett present such calculations.
- Mr. Lively expressed concerns regarding snow storage and runoff with the new layout. Mr. Hassett noted that runoff should be no different, and that the Order can be conditions with prohibitions on icemelt and salt.
- Mr. Lively suggested Mr. Hassett have several options for alternative designs for the next hearing to avoid continuing this out several meetings.

**Ms. Pilch made a motion to continue the public hearing for DEP #185-885: Lot 78 Old Cart Path until the next meeting on 2/2/21. Dr. Rutberg seconded the motion. A roll call vote was taken.**

Conservation Commission Minutes 1-19-21  
Drafted for the Commission by: Ryan Clapp  
Approved by the Commission: 2-16-21

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

**Mr. Lively made a motion to adjourn at 9:00 PM. Dr. Rutberg seconded the motion. A roll call vote was taken.**

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

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