

Holliston Conservation Commission

APPROVED Meeting Minutes

Via Remote Participation

February 7, 2023

7:30 PM

Present: Ann Marie Pilch, Chair; Allen Rutberg, Vice Chair; Eilish Corey, Utah Nickel, Nicole Smith, Commissioners; Richard Shansky, Alternate commissioner
Ryan Clapp, Conservation Agent

Absent: Rebecca Weissman, Commissioner

Ann Marie Pilch, Chair, opened the meeting at 7:30 PM.

A. Pilch read the following into the record:

Pursuant to the Governor's July 16, 2022 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c. 30A paragraph 20, 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 as soon as possible in accordance with 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.

A. Rutberg:	Present
E. Corey:	Present
U. Nickel:	Present
N. Smith:	Present
R. Weissman:	Absent
R. Shansky:	Present
A. Pilch:	Present

General Business

Review/Approve Minutes of 11/29/2022, 12/13/2022, 12/27/2022, 1/10/2023, and 1/24/2023

- A. Rutberg made a motion to approve the minutes of 11/29/2022. E. Corey seconded the motion. A roll call vote was taken.

A. Rutberg:	Aye
E. Corey:	Aye
U. Nickel:	Aye
N. Smith:	Aye
R. Shansky:	Aye
A. Pilch:	Aye
- R. Clapp reported that he had received comments on the minutes of 12/13/2023 regarding enforcement for #1485 Washington Street. He has made the revisions for clarity. A. Pilch also provided revisions for the discussion regarding removal of ash trees on 277 Concord Street.

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Drafted for the Commission by: Ryan Clapp

Approved by the Commission: 3-7-23

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- A. Rutberg made a motion to approve the minutes of 12/13/2022 as edited. N. Smith seconded the motion. A roll call vote was taken.
 A. Rutberg: Aye
 E. Corey: Aye
 U. Nickel: Aye
 N. Smith: Aye
 R. Shansky: Aye
 A. Pilch: Aye
- The minutes of 12/27/2022, 1/10/2023, and 1/24/2023 were tabled until the next meeting on 2/21/2023.

Request for Partial Certificate of Compliance: DEP #185-851: #589 Prentice Street

- This item was tabled until the meeting on 2/21/2023.

Request for Partial Certificate of Compliance: DEP #185-853: #607 Prentice Street

- This item was tabled until the meeting on 2/21/2023.

Discussion: Holliston Greenbelt Project

- A. Pilch circulated an information sheet regarding the Holliston Greenbelt Project. Several volunteers in town have contributed to the project as part of the Land Lines Project to create trail connections in the Metrowest Area. The current project would connect the Rail Trail and Highland Street. There has been discussion about a Master Trail Plan in Holliston, and A. Pilch thanked E. Corey for her efforts in researching similar master plans in other towns. She also noted that there will need to be funding for this project, and suggested that funds could come from CPC, the Conservation Trust Fund, and grants.
- R. Shansky is excited at the prospect of this project, and supports connecting the Rail Trail to Ashland State Park and possibly all the way to Framingham. A. Pilch clarified that these possible trails would likely not be as developed as the Rail Trail.
- N. Smith suggested incorporating some of the Master Trails Plan into the Open Space and Recreation Plan. She believes that many of the trails in town have a maintenance issue that needs to be addressed.

Request for Certificate of Compliance: DEP #185-882: Lot 31B Old Cart Path

Request for Certificate of Compliance: DEP #185-884: Lot 77 Old Cart Path

Request for Certificate of Compliance: DEP #185-887: Lot 81 Old Cart Path

Request for Certificate of Compliance: DEP #185-867: Lot 82 Old Cart Path

Request for Certificate of Compliance: DEP #185-876: Lot 83A Pout Lane

Request for Certificate of Compliance: DEP #185-877: Lot 83B Pout Lane

Request for Certificate of Compliance: DEP #185-878: Lot 83C Pout Lane

Request for Certificate of Compliance: DEP #185-879: Lot 83D Pout Lane

Request for Certificate of Compliance: DEP #185-880: Lot 83E Pout Lane

- These 9 Requests for Certificates of Compliance were tabled until the next meeting on 2/21/2023.

Review Correspondence

- R. Clapp reported that he had received a booklet from the Division of Fish and Wildlife regarding BioMap. A. Pilch noted there is a session about BioMap from the Open Space Conference later this month as well.

- R. Clapp has received a newsletter from the Department of Conservation and Recreation.
- R. Clapp noted that registration for the MACC Conference has opened.

Public Hearings/Public Meetings

Public Hearing – Notice of Intent for DEP #185-XXX: #38 Grove Street (Assessors Map 8A-3-4) for proposed replacement septic system, removal of in-ground pool, enlargement of existing garage, and landscaping – *Inge Daniels*

Documents: WPA Form 3; Plan of Land entitled “Daniels-Jankovsky Residence, 38 Grove Street, Holliston, Massachusetts 01746” dated 12/12/2022; Plan of Land entitled “Septic System Construction, 38 Grove Street, Holliston” dated 1/20/2023; Plant List, 38 Grove Street, Holliston

- R. Clapp read the legal advertisement into the record.
- I. Daniels presented the project to the Commission. She noted the property abuts the Winthrop Canal, casting a 200’ Riverfront Area, as well as bordering vegetated wetlands to the west at #66 Elm Street. She is proposing to remove approximately 1,900 square feet of impervious surface within the 50’ No Disturbance Buffer Zone, including the removal of the pool and pool deck. The existing septic system needs replacement, which is located within the buffer zone and Riverfront Area. She is proposing to add impervious surface of approximately (700?) square feet for paving and expansion of the existing garage. There will be a boulder retaining wall added and an addition of stairs to an existing retaining wall onsite. She proposes to replant several areas onsite with native vegetation, and has provided a list of proposed plantings.
- N. Smith asked if the existing garage would be torn down, or if the expansion would be added onto the existing garage. I. Daniels clarified that the garage would be torn down and a larger garage would be built with a connection to the new septic system. N. Smith asked when the applicant is planning to commence work. I. Daniels plans to demolish the existing pool while the ground is frozen during the winter to avoid unnecessary soil disturbance. The septic system would be installed shortly thereafter, with the new garage to be installed in the Fall as a second phase to the project. She noted that the septic system has been approved by the Board of Health.
- A. Rutberg asked if there would be any regrading associated with this project. I. Daniels responded that there would be minor grading for the entrance to the garage, but overall the existing grade should remain largely the same.
- A. Pilch noted a proposed red maple and asked how far it is away from the septic leaching field. I. Daniels noted that it is approximately 10’ off the leaching field. A. Pilch expressed concerns about the roots of the tree encroaching on the field and damaging it in the future.
- **A. Rutberg made a motion to continue the public hearing for DEP #185-XXX: #38 Grove Street until 2/21/2023. U. Nickel seconded the motion. A roll call vote was taken.**

A. Rutberg: Aye
E. Corey: Aye
U. Nickel: Aye
N. Smith: Aye
R. Shansky: Aye
A. Pilch: Aye

Public Hearing – Notice of Intent for DEP #185-936: #5 Brandon Lane (Assessors Map 7-3-46.2) for proposed in-ground pool patio and fence – *GLM Engineering*, representing *John & Rebecca Caruso*

Documents: WPA Form 3; Plan of Land entitled “Proposed Pool Plan, 5 Brandon Lane, Holliston, Massachusetts” dated 1/24/2023

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Approved by the Commission: 3-7-23

- R. Clapp read the legal advertisement into the record.
- J. Hastings presented the project to the Commission. She noted that the parcel is largely wooded with steep slopes and a large wetland system in the rear. The proposed plan would install an in-ground pool and patio, as well as a fence surrounding the pool. The proposed location is off the rear of the house, and would be graded to the same elevation of the basement door, with a retaining wall along the back of the pool. The fence surrounding the pool would have gates and alarms, and is required by the Building Code. An erosion control barrier will be installed prior to commencement of work.
- N. Smith asked where the pool equipment would be installed. J. Hastings noted that it would be located adjacent to the pool and patio, but outside the 100' buffer zone. N. Smith asked where excess water would be drained. J. Hastings noted that it would be drained out to the front of the house, but in an emergency would be carted off in a truck. No dewatering would be directly into the 100' buffer zone. N. Smith would like to see this conditioned in the Order of Conditions. N. Smith asked if the pool would be saltwater or chlorinated. R. Caruso responded that it would be treated with ozone, not salt or chlorine.
- A. Pilch asked if the pool would encroach into the tree line. J. Hastings responded that there is a row of small pine trees that are proposed for removal with this project, an area of approximately 500 square feet. A. Pilch would like to see mitigation plantings for the loss of these trees. J. Hastings noted there is not a large amount of area for mitigation as the lot is largely wooded. However, there is a small area along the slope that could be a mitigation area for shrubs.
- U. Nickel expressed concerns about trees posing a risk to the pool and needing to be removed to protect it. J. Hastings noted that most of the adjacent trees are very young and would not pose a threat to the pool. U. Nickel suggested leaving the area between the pool and tree line unmowed. J. Hastings responded that the area could be left to renaturalize and is not intended to be maintained as lawn.
- A. Pilch asked what type of fence would be installed. J. Hastings noted that it is required by Building Code and would be subject to those requirements. A. Pilch asked if there was any type of pool cover proposed to protect migratory small animals such as amphibians. R. Caruso noted there would be an animal cover for the pool that they plan to install. The contractor would install holes in the concrete for amphibian protection. The cover is planned to be installed when the pool is not in use, such as when on vacation, and during the off season. A. Pilch noted that the issues with amphibians often occur during the night during the pool season. R. Caruso noted they plan to have motion alarms on the pool, but A. Pilch believes these small animals may be too small to set off the alarm. J. Hastings will install frog logs in the pool.
- **N. Smith made a motion to close the public hearing for DEP #185-938: #5 Brandon Lane pending receipt of revised plans showing proposed mitigation plantings and unmowed buffer strip between the limit of work and erosion control line. A. Rutberg seconded the motion. A roll call vote was taken.**
 - A. Rutberg: Aye
 - E. Corey: Aye
 - U. Nickel: Aye
 - N. Smith: Aye
 - R. Shansky: Aye
 - A. Pilch: Aye
- **A. Rutberg made a motion to issue an Order of Conditions for DEP #185-938: #5 Brandon Lane pending receipt of revised plans showing proposed mitigation plantings and unmowed buffer strip between the limit of work and erosion control line. E. Corey seconded the motion. A roll call vote was taken.**
 - A. Rutberg: Aye
 - E. Corey: Aye
 - U. Nickel: Aye

N. Smith: Aye
R. Shansky: Aye
A. Pilch: Aye

Public Hearing – Notice of Intent for DEP #185-937: #34 Maple Street (Assessors Map 11-7-44) for proposed replacement septic system – *CIVILized Solutions*, representing *Derek Davis, NALA Realty Trust*

Documents: WPA Form 3; Plan of Land Entitled “Septic System Construction, 34 Maple Street, Holliston” dated 12/12/2022 (rev. 1/30/2023)

- K. Skinner-Catrone presented the project revisions to the Commission. The area of ponding that R. Clapp had observed was confirmed as another wetland series that was missed during the initial delineation. As such, the system has been redesigned to minimize encroachment buffer zone. The system now encroaches into the 100-year floodplain, and the applicant will provide a 2:1 compensatory flood storage mitigation for the amount filled.
- E. Corey inquired if the area of compensatory flood storage would be self-contained. K. Skinner-Catrone noted there is a hydrologic connection and it is not isolated.
- R. Clapp noted that there is a significant amount of invasive vegetation onsite. The applicant will remove all invasive vegetation encountered during the project and replant with a wetland seed mix.
- **A. Rutberg made a motion to close the public hearing for DEP #185-937: #34 Maple Street. E. Corey seconded the motion. A roll call vote was taken.**

A. Rutberg: Aye
E. Corey: Aye
U. Nickel: Aye
N. Smith: Aye
R. Shansky: Aye
A. Pilch: Aye

- **N. Smith made a motion to issue an Order of Conditions for DEP #185-937: #34 Maple Street. E. Corey seconded the motion. A roll call vote was taken.**

A. Rutberg: Aye
E. Corey: Aye
U. Nickel: Aye
N. Smith: Aye
R. Shansky: Aye
A. Pilch: Aye

Public Hearing – Notice of Intent for DEP #185-936: Parcel D Prentice Street (Assessors Map 7-4-55.D) for proposed single family house – *GLM Engineering*, representing *Thomas Murch, Murch Prentice Realty Trust*

Documents: WPA Form 3; Plan Set entitled “Proposed Site Plan, Parcel D – Prentice Street, Holliston, Massachusetts” dated 12/7/2022

- R. Clapp reported that the applicant had requested a continuance until the next meeting on 2/21/2023.
- **E. Corey made a motion to continue the public hearing for DEP #185-926: Parcel D Prentice Street until 2/21/2023. U. Nickel seconded the motion. A roll call vote was taken.**

A. Rutberg: Aye
E. Corey: Aye
U. Nickel: Aye
N. Smith: Aye
R. Shansky: Aye

A. Pilch: Aye

Public Meeting – Request for Determination of Applicability for #D-727: #600 Central Street (Assessors Map 9-4-62) for proposed access road and battery energy storage facility – *TRC Companies*, representing *BWC Bogastow Brook, LLC*

Documents: WPA Form 1: Plan of Land entitled “Conceptual Site Layout Sketch” dated July 2022

- R. Clapp reported that the applicant had requested a continuance to the next meeting on 2/21/2023.
- **E. Corey made a motion to continue the public meeting for #D-727: #600 Central Street until the next meeting on 2/21/2023. N. Smith seconded the motion. A roll call vote was taken.**

A. Rutberg: Aye

E. Corey: Aye

U. Nickel: Aye

N. Smith: Aye

R. Shansky: Aye

A. Pilch: Aye

Public Hearing – Notice of Intent for DEP #185-931: 1485 Washington Street (Assessors Map 5-3-59.1) for second story addition and drainage system, replacement of pavement, and restoration of altered buffer zone – *CDW Consultants*, representing *Brian Donoghue, AnyFence Co.*

Documents: WPA Form 3; Plan set for 1485 Washington Street, dated 8/9/2022 (rev. 10/18/2022); Stormwater Management Report dated 8/9/2022 (rev. 10/12/2022); letter from CDW Consultants re: Notice of Intent – AnyFence Co.

- R. Clapp noted that this hearing had already been continued to 3/21/2023.

Public Hearing – Notice of Intent for DEP #185-928: “0” Bartzak Drive (Assessors Map 14-4-21.4) for proposed construction of a solar power generation system and associated site work – *Beals Associates*, representing *John Clifford, Bartzak PV, LLC*

Documents: WPA Form 3; Plan Set entitled “Plans to Accompany Permit Documents for Large-Scale Solar Power Generation System, 0 Bartzak Drive, Holliston, Massachusetts” dated 7/27/2022, “Tree Inventory Plan” dated 7/27/2022; letter from Beals Associates, Inc., dated 10/7/2022; Preliminary Vernal Pool Assessment, 0 Bartzak Drive, Holliston MA, from Oxbow Associates, Inc., dated 12/8/2022

- R. Clapp noted that this hearing had already been continued to 4/4/2023.

N. Smith made a motion to adjourn at 8:57 PM. U. Nickel seconded the motion. A roll call vote was taken.

A. Rutberg: Aye

E. Corey: Aye

U. Nickel: Aye

N. Smith: Aye

R. Shansky: Aye

A. Pilch: Aye

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