

Holliston Conservation Commission

**APPROVED Meeting Minutes**

Via Remote Participation

October 17, 2023

7:30 PM

Present: Ann Marie Pilch, Chair; Eilish Corey, Vice Chair; Matthew Clark, Eilish Corey, Sneha Narayanan, Utah Nickel, Nicole Smith, Allen Rutberg, Commissioners  
Ryan Clapp, Conservation Agent

Absent:

**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.

M. Clark:	Present
E. Corey:	Present
U. Nickel:	Present
N. Smith:	Present
S. Narayanan:	Present
A. Rutberg:	Present
A. Pilch:	Present

**General Business**

**Review/Approve Minutes of 8/22/2023, 9/5/2023, 10/3/2023**

- No minutes were reviewed this evening, and were tabled until the next meeting on 10/31/2023.

**Conservation Easement Encroachment: #30 Amy Lane / #1803 Washington Street**

- R. Clapp provided background on the issue. The property owner at #1803 Washington Street has encroached on the property line to the adjacent #30 Amy Lane with a lawn area, patio, and fence. Information was provided by N. Glick, representative for #30 Amy Lane, showing the extent of this encroachment.

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Drafted for the Commission by: Nicole Smith

Approved by the Commission:

- R. Avery, representative for #1803 Washington Street believes that the conservation easement issue is separate from the private land dispute over the location of the fence.
- N. Smith asked whether the fence shown in the picture was the same fence originally installed 25 years ago. N. Glick responded that it is not the same fence, but is in a similar location.
- B. Winner, Town Counsel, noted that he will not be able to resolve the issue in this meeting, and clarified what is within in the jurisdiction of the Conservation Commission. He noted that enforcement is an option but not a requirement and takes time and resources from the Town.
- A. Rutberg requested clarification as to the terms of the Conservation Restriction. R. Clapp provided the document to the Commission, which prohibits this encroachment.
- E. Corey noted that she would like the area of lawn to be restored to a natural landscape.
- N. Smith expressed concerns over encroachment into wetland buffer zones. R. Clapp noted that this is not a wetlands issue, but a Conservation Easement issue.
- N. Glick believes this is not a property line dispute, and that the Commission has the responsibility to address this encroachment. There is an ownership interest in real property by the Town.
- R. Avery noted storage of wood and chemicals has been resolved, but noted that this may result in protracted litigation.
- A. Pilch suggested that both parties meet with Town Counsel to see if something can be worked out. Both parties agreed to this course of action. B. Winner noted that if Commissioners have questions to add to the conversation with both property owners, they should be sent to R. Clapp.

**Order of Conditions: DEP #185-953: #377 Highland Street**

- R. Clapp noted the hearing was closed and has drafted an Order of Conditions. He has introduced a new standard condition requiring that a signed affidavit be provided by applicant confirming that the foundation is built as described on the plans.
- **E. Corey made a motion to issue an Order of Conditions for DEP #185-953: #377 Highland Street. S. Narayanan seconded the motion. A roll call vote was taken.**

M. Clark:	Abstain
E. Corey:	Aye
S. Narayanan:	Aye
U. Nickel:	Aye
A. Rutberg:	Aye
N. Smith:	Abstain
A. Pilch:	Aye

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

- D. MacKinnon, representative for the applicant, noted that the grass has not grown in yet, and requested that this item be tabled. No action was taken during this meeting.

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

- R. Clapp reviewed the discrepancies between the As-Built Plans and approved plan of record. However, there was an Amended Order of Conditions that was not reflected in the Request for a Certificate of Compliance addressing these discrepancies.
- **S. Narayanan made a motion to issue the Certificate of Compliance: DEP #185-879: Lot 83D Pout Lane. A. Rutberg seconded the motion. A roll call vote was taken.**

M. Clark: Aye  
 E. Corey: Aye  
 S. Narayanan: Aye  
 U. Nickel: Aye  
 A. Rutberg: Aye  
 N. Smith: Aye  
 A. Pilch: Aye

### **Review Correspondence**

- R. Clapp noted that MACC conference registration is open, and reminded Commissioners to let him know if they want to attend any courses.
- R. Clapp reported that DEP is hiring two more environmental analysts so hoping that will allow faster creation of file numbers
- R. Clapp noted received two separate filings today for 157-165 Lowland Street, and is looking into whether this is appropriate.
- A. Pilch noted that the strategic plan is available on town website and asked the Commission to review the objectives to see what, if anything, interacts or affects the Conservation Commission.

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

**Public Hearing – Notice of Intent for DEP #185-955: off Bonney Drive (Assessors Map 7-4-55.D)** for proposed construction of a stormwater drainage system associated with a roadway for a 3-lot residential subdivision – *GLM Engineering*, representing *Thomas Murch, Murch Prentice Realty Trust*

**Documents:** WPA Form 3; Plan Set entitled “Definitive Open Space Subdivision, ‘Bonney Drive Extension’, a 3 Lot Single Family Residential Subdivision, Holliston, Massachusetts” dated 8/29/2023; Stormwater Management Report, Bonney Drive Extension, Holliston, Massachusetts, dated 9/7/2023

- R. Clapp noted that this item had already been continued until 11/14/2023.

**Public Hearing – Notice of Intent for DEP #185-XXX: #1380 Washington Street (Assessors Map 5-1-15)** for proposed construction of a single family house – *CIVILized Solutions*, representing *Paata Macharashvili*

**Documents:** WPA Form 3; Plan of Land entitled “Septic System Construction, 1380 Washington Street, Holliston, MA” dated 5/26/2023

- R. Clapp noted that no DEP File Number has yet been issued, and the applicant has requested a continuance until the meeting on 10/31/2023.
- **N. Smith made a motion to continue the public hearing for DEP #185-XXX: #1380 Washington Street until the next meeting on 10/31/2023. E. Corey seconded the motion.**

**A roll call vote was taken.**

**M. Clark:** Aye  
**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**N. Smith:** Aye  
**A. Pilch:** Aye

**Public Hearing – Notice of Intent for DEP #185-XXX: “0” Prentice Street (Assessors Map 8-2-48) for proposed golf course improvements – *Epsilon Associates*, representing *Bob Smith, Pinecrest Golf Course Advisory Committee***

**Documents:** WPA Form 3; Plan of Land entitled “Pinecrest Golf Club, Capital Improvements to Golf Course – Holes #2 - #8” dated 8/2/2023

- R. Clapp reported that the DEP File Number has just been received today, and the applicant has requested a continuance until the meeting on 10/31/2023.
- **A. Rutberg made a motion to continue the public hearing for DEP #185-XXX: “0” Prentice Street until the next meeting on 10/31/2023. U. Nickel seconded the motion. A roll call vote was taken.**

**M. Clark:** Aye  
**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**N. Smith:** Aye  
**A. Pilch:** Aye

**U. Nickel made a motion to adjourn at 8:59 PM. N. Smith seconded the motion. A roll call vote was taken.**

**M. Clark:** Aye  
**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**N. Smith:** Aye  
**A. Pilch:** Aye

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