

## **Holliston Conservation Commission**

**APPROVED Meeting Minutes**  
Town Hall – Meeting Room #014

July 23, 2013  
7:30 PM

Present: Allen Rutberg, Chair; Ann Marie Pilch, Vice-Chair; Chris Bajdek, Shaw Lively (Arrived at 7:40 PM), Jim McGrath, Rebecca Weissman, Commissioners

Sheri O'Brien, Conservation Assistant

Absent: Charles Katuska, Conservation Agent

**Allen Rutberg, Chairman, opened the meeting at 7:34 PM.**

### **Vote on Draft ConCom Meeting Minutes from 6/25/13**

**Mr. McGrath made a motion to approve the meeting minutes from June 25, 2013 with the incorporation of the Commission's comments. Ms. Pilch seconded the motion. Ms. Weissman abstained. The motion passed. (4-0-1)**

### **Potential Land Donation – Map 4, Block 4, Lot 323.1 (Johnson Drive & Washington Street), E. Raduano, Trustee**

Elaine Raduano would like to donate this 2 acre parcel of land to the Conservation Commission. Although, they didn't think it was likely, the Commission would like to know if Ms. Raduano might be a representative/trustee for a Homeowner's Association for the neighborhood where the land is located. The Commission would like to find out who owns the land and who holds the Conservation Restriction before they make any decisions.

*Shaw Lively arrived at 7:40 PM.*

### **Beaver Solutions Pond Leveler Estimates for Weston Pond/Paul Road**

The Commission reviewed the two estimates for pond levelers at the Weston Pond Dam Spillway and the beaver dam at Paul Road. The Weston Pond spillway protective fence and pipe system was quoted at \$2,584, because it will need two large pipes rather than the usual single smaller pipe. The Paul Road pond leveler and exclusion fence were quoted at \$1,734. The Commission believes that the Weston Pond pond leveler should be installed first. The Commission would like to investigate who would pay for the pond leveler at the Weston Pond spillway.

### **Automatic Extension via the Permit Extension Act for Order of Conditions for DEP File #185-679, 657 Concord Street – New Owner/Richard Brown**

The Commission signed the automatic extension to the Order of Conditions for DEP File #185-679, 657 Concord Street.

### **Review Mail**

The Commission signed an invoice for \$27.00 for map printing for the Open Space and Recreation Plan. This money will come out of the Conservation Fund.

### **Kase Farm**

The Kases have asked Planning Board to convert the solar farm land from Chapter 61.A (Agricultural Use to) Industrial use for tax purposes. When a land changes use, the town technically has the right of first refusal.

### **Authorized Signatures for Approval of Bills/Invoices**

Chris Bajdek signed the memo which was approved and signed by the other Commissioners at the last meeting on July 9<sup>th</sup>.

## **Public Meetings & Hearings**

**Continued Public Hearing – Notice of Intent for DEP File # 185-760: Lot 3.2A Old Cart Path - identified as Holliston Assessors Map 14, Block 5, Lot 3.2 (portion A),** proposed construction of a single-family house and the associated grading and site work, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC*

Mr. Lavoie presented plans dated July 18, 2013 that were revised in response to the Agent's comments sent via e-mail on July 12, 2013. Seven concrete bounds were added to the 50' no-disturbance (ND) line. Most of the house is within the 50-100' buffer zone lines. The Commission is concerned about new construction being allowed in this area. Approximately, 9,600 ft<sup>2</sup> of existing woods will be cleared. The test pit locations for the septic will be added to the plan. The Commission would like the house and septic system moved away from the 50' ND line as much as possible. Mr. Lavoie will look into moving the septic system towards the road so that the house can be moved away from 50' ND line. Mr. Lavoie will check with his client to see if they can install a vinyl fence along the 50' near the driveway turn around. A detail will be added to the plan for Lot 3.2A for the concrete bounds and brass plaques.

**Mr. Lively made a motion to continue the hearing for DEP File #185-760, Lot 3.2A Old Cart Path to August 6, 2013. Mr. Bajdek seconded the motion. Unanimous. (6-0-0)**

**Continued Public Hearing – Notice of Intent for DEP File # 185-761: Lot 3.2B Old Cart Path - identified as Holliston Assessors Map 14, Block 5, Lot 3.2 (portion B),** proposed construction of a single-family house and the associated grading and site work, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC*

Mr. Lavoie presented plans dated July 18, 2013 that were revised in response to the Agent's comments sent via e-mail on July 12, 2013. A small corner of the lot (400 ft<sup>2</sup>) is in the 100' buffer zone. Mr. Lavoie will move the septic system so that it is completely out of the 100' buffer zone. He will also add the septic system test pit locations to the individual plan for Lot 3.2B.

**Ms. Pilch made a motion to close the hearing for DEP File #185-761, Lot 3.2B Old Cart Path with the conditions to: 1) move the septic system out of the 100' buffer zone, and 2) add the test pit locations to the plan. Ms. Weissman seconded the motion. Unanimous. (6-0-0)**

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Approved by Commission: 08-06-13

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**Continued Public Hearing – Notice of Intent for DEP File # 185-762: Lot 3.2C Old Cart Path - identified as Holliston Assessors Map 14, Block 5, Lot 3.2 (portion C), proposed construction of a single-family house and the associated grading and site work, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC***

Mr. Lavoie presented plans dated July 18, 2013 that were revised in response to the Agent's comments sent via e-mail on July 12, 2013. Mr. Lavoie will add the septic system test pit locations to the individual lot plan. The foundation drain will be directed towards the swale and not tie in to the existing drainage headwall. A notice was sent to NHESP regarding the priority habitat, but a letter has not been received back yet. Mr. Lavoie will provide proof of mailing the NOI to NHESP. The Commission inquired if the septic system could be moved closer to the road. Mr. Lavoie believes that the fill will be too deep if it is moved towards the road, but he will check into the possibility of moving the system. There is a BoH maximum of 3' of fill over the septic system and there will be about 8' of fill near the road.

The hearing will be continued pending receipt of a letter from NHESP.

**Ms. Pilch made a motion to continue the hearing for DEP File #185-762, Lot 3.2C Old Cart Path to August 6, 2013. Mr. McGrath seconded the motion. Unanimous. (6-0-0)**

**At 9:10 PM, Ms. Pilch made a motion to adjourn the meeting. Mr. Lively seconded the motion. Unanimous. (6-0-0)**