

Holliston Conservation Commission

Meeting Minutes

Town Hall . Meeting Room #014

May 17, 2016

7:30 PM

Present: Ann Marie Pilch, Vice-Chair; Chris Bajdek, Emily Kingston, Shaw Lively, Rebecca Weissman; Commissioners

Charles Katuska, Conservation Agent
Sheri O'Brien, Conservation Assistant

Absent: Allen Rutberg, Chair; David Schroder, Commissioner

Ms. Pilch, Acting Chair, opened the meeting at 7:30 PM.

General Business

Request for Certificate of Compliance for DEP File #185-707: 938 Washington Street - John Curran

- The driveway will be ground asphalt instead of pavement.
- Infiltration trench was added along the downgradient side of the driveway.
- The grass still needs to grow.
- The Partial Certificate of Compliance has 8 conditions to remain in place until the full Certificate of Compliance is issued.

Ms. Kingston made a motion to issue a Partial Certificate of Compliance for DEP File #185-707: 938 Washington Street. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

Request for Certificate of Compliance for DEP File #185-779: 242 Lowland Street - Patrick & Cherie Hafford

The site was inspected by the Agent on May 4, 2016 and all was in compliance with the Order of Conditions. There are two conditions in perpetuity.

Mr. Lively made a motion to issue a Certificate of Compliance for DEP File #185-779: 242 Lowland Street. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

Vote on Issuance of Orders of Conditions for:

- **DEP File #185-810: 245 (Lot 5) Prentice Street**
- **DEP File #185-811: Lot 9 Prentice Street**
- **DEP File #185-812: Lot 8 Mill Street**
 - ***Robert Truax/GLM representing Taylor Middlesex Realty Trust***

Mr. Lively submitted an affidavit regarding his review of the public hearing evidence from the May 3, 2016 meeting for each of these DEP Files: 185-810, 185-811, 185-812.

- **DEP File #185-810: 245 Prentice Street (Lot 5)**
 - Eight 50qno-disturbance line concrete boundary markers were added to the plan.

Mr. Lively made motion to approve and issue an Order of Conditions for DEP File #185-810: 245 Prentice Street (Lot 5). Ms. Kingston seconded the motion. Unanimous. (5-0-0)

- **DEP File #185-811: Lot 9 Prentice Street**
 - Thirteen 50qno-disturbance line concrete boundary markers were added to the plan.
 - There was discussion regarding driveway run-off, because the driveway is between two wetlands. The driveway will be crowned and the sheet run-off will disperse locally.

Ms. Kingston made motion to approve and issue an Order of Conditions for DEP File #185-811: Lot 9 Prentice Street. Ms. Weissman seconded the motion. Unanimous. (5-0-0).

- **DEP File #185-812: Lot 8 Mill Street.**
 - Seven 50qno-disturbance line concrete boundary markers were added to the plan.

Ms. Weissman made motion to approve and issue an Order of Conditions for DEP File #185-812: Lot 8 Mill Street. Mr. Lively seconded the motion. Unanimous. (5-0-0).

Vote on Draft Meeting Minutes:

- **5/3/16**
- **3/18/14, 9/30/14, 10/14/14, 11/18/14**
- **Ms. Kingston made a motion to approve the minutes from the May 3, 2016 meeting. Ms. Weissman seconded the motion. Mr. Lively abstained. The motion passed. (4-0-1)**
- **Ms. Weissman made a motion to approve the minutes from the November 18, 2014 meeting. Mr. Bajdek seconded the motion. Ms. Pilch and Ms. Kingston abstained. The motion passed. (3-0-2)**

- **Ms. Weissman made a motion to approve the minutes from the September 30, 2014 meeting. Mr. Bajdek seconded the motion. Ms. Pilch and Ms. Kingston abstained. The motion passed. (3-0-2)**
- **Ms. Weissman made a motion to approve the minutes from the March 18, 2014 meeting. Mr. Bajdek seconded the motion. Ms. Pilch and Ms. Kingston abstained. The motion passed. (3-0-2)**

The 10/14/14 minutes were tabled until the next meeting.

Review Correspondence

The mail was reviewed.

Re-Appointment Letters

Ms. Pilch submitted her letter agreeing to re-appointment to the Commission for another 3 year term.

Request

Town Administrator requested 15 minutes on the May 31, 2016 agenda.

Public Meetings and Hearings

Continued Public Meeting - Request for Determination of Applicability for #D-567: 14 Temi Road (Assessors Map 11, Block 8, Lot 262) proposed installation of a replacement septic system & construction of a deck - *Rob Carlezon/Grady Consulting* representing *Thomas H. Stevens*

Mr. Carlezon mailed a new plan dated May 13, 2016 to the Commission and the staff told him he did not need to be present for the meeting tonight.

- Stockpile area was added to the plan outside 100qbuffer zone.
- The access way was added to the plan.
- The footings for the deck were added to the plan.
- The Board of Health issued a construction permit, but will not allow the deck to be enclosed in the future, because the deck is over the septic tank. If the septic tank ever needs to be removed, the deck will need to be removed first. Enclosing the deck would make this difficult.
- Five conditions were reviewed with the Commission.

Ms. Weissman made a motion to issue the following Determinations for RFD #D-567: 14 Temi Road:

Positive #2B Determination: the boundaries of the wetland resource areas are NOT confirmed as accurate;

Positive #5 Determination: the work is subject to review by the Holliston Conservation Commission pursuant to the Holliston Wetlands Administration ByLaw (Article XXX); and

Negative #3 Determination: the work is within the Buffer Zone, but will not alter an Area subject to protection under the Act, therefore, the work does not require a Notice of Intent (with 5 conditions).

Mr. Bajdek seconded the motion. Unanimous. (5-0-0)

Continued Public Meeting - Request for Determination of Applicability for #D-568: 112 Lake Shore Drive (Assessors Map 5A, Block 1, Lot 244) proposed landscaping - Adalton Sales/Dalto Construction, Inc.

Mr. Sales was not able to be present this evening, but requested a continuance to May 31, 2016.. This application is in response to a Notice of Wetland Violation issued on 3/29/16. A prior landowner expanded the property area onto Town-owned property and the encroachment needs to be surveyed and documented prior to the issuance of a Determination of Applicability. Mr. Sales is in the process of having the property surveyed and asked for a continuation to May 31, 2016.

Mr. Lively made a motion to continue the public meeting for RFD #D-568: 112 Lake Shore Drive to May 31, 2016. Ms. Kingston seconded the motion. Unanimous. (5-0-0)

Continued Public Meeting - Request for Determination of Applicability for #D-569: 358 Mill Street (Assessors Map 10, Block 2, Lot 53) proposed construction of an addition & garage - Richard Powers

Mr. Lively submitted an affidavit regarding his review of the public hearing evidence from the May 3, 2016 meeting.

Mr. Powers presented an annotated plan dated May 17, 2016 for his project. He also presented photos of his property to better demonstrate the location of the addition.

- Stockpile area was added to the plan outside 100qbuffer zone.
- Access way was added to the plan.
- Erosion controls were added to the plan.
- Driveway modifications were added to the plan.
- One leaning tree, adjacent to the remaining 100qsection of driveway, will be removed.
- Six conditions were reviewed with the applicant and agreed upon.

Mr. Lively made a motion to issue the following Determinations for RFD #D-569: 358 Mill Street:

Positive #2B Determination: the boundaries of the wetland resource areas are NOT confirmed as accurate;

Positive #5 Determination: the work is subject to review by the Holliston Conservation Commission pursuant to the Holliston Wetlands Administration ByLaw (Article XXX); and

Negative #3 Determination: the work is within the Buffer Zone, but will not alter an Area subject to protection under the Act, therefore, the work does not require a Notice of Intent (with 6 conditions).

Ms. Kingston seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File #185-815: 45 Christopher Road (Assessors Map 1 Block 1, Lot 17) proposal to install a replacement septic system – *Mark Farrell/Green Hill Engineering* representing *Nicole Labranche*

Mr. Lively submitted an affidavit regarding his review of the public hearing evidence from the May 3, 2016 meeting.

- Green Hill Engineering mailed the Commission an updated plan dated May 4, 2016 and the staff told Mr. Farrell that he did not need to be present for the meeting tonight.
- As requested by the Commission, the erosion controls were extended to prevent erosion of the stockpile into the wetlands.
- The 50qBuffer Zone line was also added to the plan.

Mr. Lively made a motion to close the hearing for DEP File #185-815: 45 Christopher Road. Mr. Bajdek seconded the motion. Unanimous. (5-0-0)

Ms. Weissman made a motion to approve and issue the Order of Conditions for DEP File #185-815: 45 Christopher Road. Mr. Bajdek seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File #185-808: 16 Fruit Street (Assessors Map 8F Block 3, Lot 24) proposal to expand the parking lot, construct a stormwater detention basin, and demolish a house . *Robert Truax/GLM Engineering* representing *Daniel Nissi, MetroWest Realty Group LLC*

Present for the applicant: Joyce Hastings, GLM Engineering, Peter Barbieri, Attorney

- Mr. Truax and Mr. Barbieri met with the Agent on May 4, 2016 to go over the peer reviewer's comments.
- Revised plans dated May 13, 2016 were received in the office today along with a letter dated March 10, 2016 (sic - appears to have been misdated March 10 for May 10, 2016). The letter responded to the TetraTech peer review comments received in a letter dated April 29, 2016.
- Ms. Hastings reviewed and explained the letter dated March 10, 2016 (sic).
- This is considered a redevelopment project; therefore, several of TetraTech's comments were not relevant.
- A wetland seed mix will be added along the bank of the canal to try to replace the Japanese Knotweed.
- The Commission requested that native trees be used instead of the non-native trees indicated on the plan.

- The Commission and Ms. Hastings agreed to hold off on closing the hearing until after the Planning Board Site Review scheduled for May 19, 2016.

Mr. Lively made a motion to continue the hearing for DEP File #185-808: 16 Fruit Street to May 31, 2016. Ms. Kingston seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File #185-814: 17 Whitney Street (Assessors Map 12 Block 4, Lot 3) proposal to demolish an existing house, garage & driveway and construct a commercial garage & septic system with driveway, related utilities & outdoor storage bins – *Joyce Hastings/GLM Engineering* representing *Paul Smith/17 Whitney Street Realty LLC*.

Present for the applicant: Joyce Hastings, GLM Engineering, Paul Smith, Owner

- Ms. Hastings presented a plan dated December 2, 2015.
- Ms. Hastings submitted the abutter notification cards.
- NHESP letter has not been received.
- Paving. type materials, e.g. sand and gravel, will be stored in landscaping bins. No salt will be stored in bins.
- Ms. Hastings explained that the rationale for not including stormwater management calculations was due to the significant reduction in impervious pavement. However, the Commission asked that the calculations be provided, because the Massachusetts Stormwater Standards require stormwater management calculations for commercial projects such as this one.
- Waiting for Planning Board review. No date has been set yet.
- No stockpiling within the 100' buffer zone.
- Existing home cesspool will be abandoned.
- The Commission requested that additional native vegetation be planted closer to the pavement. However, they may reconsider this request after the stormwater calculations are determined.

Ms. Kingston made a motion to continue the hearing for DEP File #185-814: 17 Whitney Street to May 31, 2016. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File #185-813: 78 Union Street (Assessors Map 8F Block 1, Lot 42) proposal to construct an attached garage & driveway expansion – *Joyce Hastings/GLM Engineering* representing *Julie McKay Sutherland*.

Present for the applicant: Joyce Hastings, GLM Engineering

- Ms. Hastings presented a plan dated March 16, 2016.
- NHESP letter has not been received.
- Ms. Hastings submitted abutter notification cards.
- This property is in the FEMA floodplain and compensatory flood storage still needs to be addressed.

Mr. Lively made a motion to continue the hearing for DEP File #185-813: 78 Union Street to May 31, 2016. Mr. Bajdek seconded the motion. Unanimous. (5-0-0)

****New Public Meeting - Request for Determination of Applicability for #D-570: 116 Hopping Brook Road (Assessors Map 4, Block 6, Lots 32.1, 32.2 & 53) proposed construction of a parking lot & drainage system associated with a new commercial building - Robert Truax/GLM Engineering representing Wayne J. Griffin Electric, Inc.**

Present for the applicant: Joyce Hastings, GLM Engineering

Ms. Hastings waived the reading of the legal notice placed in the *MetroWest Daily News* on May 10, 2016.

- Ms. Hastings presented a plan dated March 17, 2016
- A new building and expanded parking lot are being added to the property.
- A small portion, 1,200 ft², of the new pavement will be in the 100qbuffer zone.
- Stormwater management based entirely on infiltration systems.
- All new infiltration pits are sized for 100-year storms and have proprietary treatment upstream.
- Site plan approval received from Planning Board.
- Planning Board had the Stormwater Management calculations peer reviewed and there were no comments.
- Ms. Hastings agreed to a continuation to the next meeting.

Mr. Bajdek made a motion to continue the public meeting for the Determination of Applicability, D-570: 116 Hopping Brook Road to May 31, 2016. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

General Business Continued

Warren Woods Encroachment

- A sample encroachment letter was received from Mass Audubon, who holds the Conservation Restriction for Warren Woods.
- A lease could be considered for the encroachment.
- A draft letter to the property owners will be forwarded to the Commission by the Agent.

At 9:40 PM, Ms. Kingston made a motion to adjourn the meeting. Mr. Lively seconded the motion. Unanimous. (5-0-0)

The next Conservation Commission meetings will be:

∞ **Tuesday, May 31, 2016** at 7:30 PM; Lower Level Meeting Room #014

∞ **Tuesday, June 14, 2016** at 7:30 PM; Lower Level Meeting Room #014