

## Holliston Conservation Commission

### Meeting Minutes

Town Hall- Meeting Room #014

November 15, 2016

7:30 PM

Present: Chris Bajdek, Chair; Emily Kingston, Vice-Chair; Jennifer Buttarro, Ann Marie Pilch (arrived 7:32), Allen Rutberg, Rebecca Weissman, Commissioners  
Sheri O'Brien, Conservation Agent; Kristin O'Brien, Conservation Assistant

Absent: Shaw Lively, Commissioner

**Chris Bajdek, Chair, opened the meeting at 7:31 PM.**

### GENERAL BUSINESS

#### **Request for Certificate of Compliance for DEP File #185-802: 125 Hopping Brook Road – Douglas Martin/CDM Smith Inc., representing Raymand Reposa/New England Water Works Association**

- Upon final site visit, the Agent found the debris was removed and while the new lawn is spotty it is stable.

**Dr. Rutberg made a motion to issue a Certificate of Compliance for DEP File #185-802: 125 Hopping Brook. Ms. Kingston seconded. Unanimous. (6-0-0).**

#### **Request for Certificate of Compliance for DEP File #185-657: 62 Indian Ridge Road South (Lot 189) - Chris Torti/GLM**

- The Agent visited the property and found the site stable and bounds in proper locations and adhered properly.

**Ms. Pilch made a motion to issue a Certificate of Compliance for DEP File #185-657: 62 Indian Ridge Road South. Ms. Buttarro seconded. Unanimous. (6-0-0).**

#### **Tree Removal at 62 Indian Ridge Road South**

- The homeowners expressed concern over two dead trees in the 50' buffer zone leaning over the yard and asked if they could remove them.
- Ms. S. O'Brien gave permission to remove both trees and a third just outside the 50' buffer zone.
- The wood must be left in the woods for wildlife habitat.

#### **Sign Tree Removal Policy**

- The Commissioners signed the updated Tree Removal Policy.

#### **Discussion: Beaver Dams in Hopping Brook Upstream from Rt. 16 & Behind Paul Rd.**

- Ms. S. O'Brien stated that the water leveler installed recently at the beaver dam near Christopher Road is working very well and water levels have dropped significantly up stream of the dam.
- There is concern that with the water leveler disturbances are causing the beavers to move further upstream, where there are several new dams.

## Vote on Draft Meeting Minutes - 11/1/16

Dr. Rutberg made a motion to accept the 11/01/16 minutes with the discussed comments. Ms. Kingston seconded the motion. Ms. Weissman abstained. The motion was passed. (5-0-1).

## Review Correspondence

- No correspondence to review.

## Washington Hill Conservation Restriction (CR) Update

- Mark Mastroianni, Pulte New England, had Washington Hills CR sent to the State for review last week.

## Wetland Plaques

- Ms. K. O'Brien searched for a new store and possibly new material for the plaques and found a local sign shop which recommended 40 gauge aluminum, instead of the zinc currently being used. The signs will look essentially identical and shouldn't corrode. Due to a one time design fee, the first shipment will be \$5.64/plaque; thereafter, they will be about \$4/plaque.
- The Commission agreed to the new signs.

## PUBLIC HEARINGS/PUBLIC MEETINGS

### **\*\*New Public Meeting – Request for Determination of Applicability for #D-588: 57 Lake Shore Drive (Assessors Map 5A-1-176) Construction of a replacement deck – Zach Powers/Contractor representing Lynn F. Fontanella**

- Ms. S. O'Brien read the legal notice advertised in the *MetroWest Daily News* on November 8, 2016.
- Ms. S. O'Brien and Ms. Fontanella explained the proposal to remove the existing deck and replace it with a new one of the same size, add a lower deck extending to the edge of the house, and move the stairs to the north side.
- Ms. Fontanella is planning to use the current foundation for the replacement deck and rest the lower deck on cinder blocks with gravel underneath.
- There have been no issues with flooding and nothing will be removed from the ground.
- The Commission asked that if the current footings need to be replaced, or additional ones are needed that erosion controls be installed downgradient of the deck to protect the lake.
- Access will be from the driveway and around the back of the house on the north side.

Ms. Pilch made a motion to issue the following Determinations for RFD #D-588: 57 Lake Shore Drive, with the discussed conditions; Positive 2B, Positive 5, and Negative 3. Ms. Weissman seconded. Unanimous. (6-0-0).

### **\*\*New Public Hearings – Three Notices of Intent for DEP File # 185-819 (1), 185-820 (2), 185-821 (3): Lots 1, 2, and 3 - Laurel Glen (Assessors Map 11-8-347.1, -347.2, and 347.3, respectively) Construction of three Single Family Homes in the "Brooksmont Meadows" Open Space Residential Development off of Dodd Drive – Joyce Hastings/GLM Engineering representing Skip Kelleher/Minglewood Development LLC**

- The reading of the legal notice advertised in the *MetroWest Daily News* on November 8, 2016 for Lots 1, 2, and 3 Laurel Glen was waived by Ms. Hastings.
- All three hearings were opened simultaneously and were reviewed together.
- Mr. Kelleher was present.
- This open space subdivision has a previous NOI and Order of Conditions (OoC) which allowed the construction of the driveways and road way (Laurel Glen) and drainage structures; and now Ms. Hastings returned to present the individual homes per the previous order.

- All lot sizes were increased to meet well requirements of 10,000 sq.ft. per bedroom for four bedrooms. However, the limit of the work area has not changed and no work will be done in the 50qbuffer zone. The subdivision will have 66.5% open space vs. the originally proposed 76% open space. This is above the 50% open space required by the Zoning regulations.
- Hay bales and silt fences will be installed around dewatering areas and limits of work.

### **Lot 1 Laurel Glen**

- Lot 1 will be 42,000 ft<sup>2</sup> with the original roof and driveway infiltration.
- The 100qbuffer zone goes through the proposed home for Lot 1; however, the limit of work is at the edge of the 50qbuffer zone.
- Five wetland plaques and bounds will be installed along the 50qbuffer zone (edge of lawn).
- The dewatering area and septic is outside the 100qbuffer zone.

### **Lot 2 Laurel Glen**

- Lot 2 has a driveway crossing wetlands with wetland replication areas per the previous OoC.
- The dewatering area and septic system are outside the 100qbuffer zone.
- There will be a walk-in basement to reduce grading and fill.
- Seven wetland plaques and bounds will be installed at edge of lawn.

### **Lot 3 Laurel Glen**

- Lot 3 is primarily between the 50qand 100qbuffer zone.
- To keep the original limit of work, the proposed septic system will be raised 5qabove the ground water with a concrete retention wall around the filled area extending around to the house.
- Abutter, David Talmanson, was very concerned that the annual pooling that occurs at the edge of his property and neighboring area of Lot 3 will get worse with the concrete retention wall. Also, the septic was originally 15qfrom his property line, but is now proposed to be 8qfrom the line.
- There was discussion about the current and proposed grading, design of the wall, and how the water would flow in the area.
- Ms. Hastings will look in the reason for the 15qbuffer, but believes the wall will not make Mr. Talmanson's water issue worse.

### **General Discussion on Laurel Glen**

- The Commission asked that the homeowners association include the invasive plant removal to areas outside the limit of work for each lot, which is the same area that would have been part of the original open space, but will now be included in each lot. This requirement will be in each lot's Orders of Condition.
- Abutters, James and Mary Lane, asked if water would be an issue for their property at 89 Dodd Drive. Their lot is at a higher elevation and water should be moving away from their property towards the proposed swales.
- Ms. Hastings will consider adding a swale behind the retention wall on Lot 3.
- Ms. Hastings submitted abutter notification cards for each lot.
- There was discussion about driveway recharger designs and the wetland mediation plans.
- The Commission requested four bounds and plaques be added to Lot 1 on the far side of the driveway for a total of 9 plaques.
- Mr. Bajdek, Ms. Hastings, and Mr. Talmanson will walk the properties before the next meeting.
- Ms. S. O'Brien will email Karen Sherman that the Commission has approved the increased lot sizes and reduced open space area.
- Ms. Hastings requested a continuance.

**Ms. Pilch made a motion to continue the hearings for DEP File #185-819, 185-820, and 185-821: Lots 1, 2, and 3 Laurel Glen, respectively, until the November 29, 2016 meeting. Dr. Rutberg seconded. Unanimous. (6-0-0).**

**Consultant Proposal to Draft Wetland Bylaw Regulations**

- The consultant's proposal dated November 15, 2016 and future scope of work was discussed.

**Ms. Pilch made a motion to approve up to \$1500 for Charles Katuska to prepare a complete set of draft regulations for the current Holliston Wetlands Protection Bylaws (Article XXX) and travel for Task 1. Dr. Rutberg seconded. Unanimous. (6-0-0).**

**Detention Basin at Old Cart Path and Mohawk Path**

- After a storm about three weeks ago, there was a major breach in erosion controls into the detention basin near the intersection of Old Cart Path and Mohawk Path.
- Peter Lavoie is aware of the issue and looking into it.
- The runoff is not into a wetland; therefore, it is not in the Commission's jurisdiction.
- After further discussion it was agreed Ms. S. O'Brien will call the region EPA office regarding Stormwater Pollution Prevention Plan (SWPPP) reports.

**Ms. Pilch made a motion to adjourn the meeting at 9:55 PM. Mr. Rutberg seconded. Unanimous. (6-0-0).**