

**HOLDEN CONSERVATION COMMISSION  
REMOTE MEETING  
July 22, 2020**

**Members Present:** Anthony Costello, David Nyman, Mike Scott, Luke Boucher, Elizabeth Parent

**Not Present:** Cathy Doherty, Kenneth Strom

**Others Present:** Glenda Williamson, Conservation Agent; Sara Flagg, Recording Secretary; Clea Blair, Jackson Woods Investments; Julian Votruba, New England Environmental Design (NEED)

M. Scott opened the meeting at 7:06pm. He read the following statement:

*\*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Holden Conservation Commission will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of Holden website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

**NOTICE OF INTENT – GREENWOOD ESTATES SUBDIVISION – INDIVIDUAL LOTS** Jackson Woods Investments/New England Environmental Design (NEED). Individual houses, driveways, utilities and grading within the 100-foot buffer and/or resource areas.

1. DEP File # 183-0668. Lot 46R, 47R, 49R, 50R – continued from 7/8/20
2. DEP File # 183-0667. Lot 48R – continued from 7/8/2020
3. DEP File # 183-0669. Lots 56R, 57R, 58R, 61R

G. Williamson read the legal ad into record.

M. Scott stated that the Commission previously discussed Lots 46R, 47R, 49R and 50R. He asked Julian Votruba if there was new information and plans to discuss. J. Votruba stated that they submitted revised plans for Lots 46R, 47R, 49R and 50R. He is to submit the new revised plan dated June 23, 2020 to the Commission for review again as the Commission did not receive it.

M. Scott opened the discussion of Lot 46R. He stated that this lot appears to conform to the requirements of the Commission. G. Williamson shared the concerns of DCR, asking how future encroachment into the 25-foot No Disturb Zone would be prevented. The Commission may want to recommend permanent demarcations behind the lots and along the no disturb zone.

D. Nyman mentioned that Lot 46R has some grading within the 100-foot vernal pool resource area but stated it is minimal and may be lawn area. A. Costello stated he would like to see the buffer

zone delineated to show the wetlands and the vernal pool. M. Scott said that he walked the area recently and observed that this may be difficult due to the dense vegetation. He did not observe any obvious markers denoting the wetlands and was in agreement that the resource area boundary should be marked on the ground. The Commission would like to see the resource areas flagged for clearer identification on Lots 46R, 47R, 48R and 49R, 50R.

J. Votruba asked if it would be helpful for him to stake the four corners of the houses on the lots instead. M. Scott confirmed that would be helpful and asked for the corners of the lots to be marked. He suggested that the members of the Commission should walk the property. J. Votruba replied that he would discuss the staking with Clea Blair and doesn't believe it will be an issue.

E. Parent stated that she had not been on the Commission for the start of this project and asked if the stormwater was treated on a project wide basis. L. Boucher replied that yes, it was done on a project wide basis rather than lot by lot.

M. Scott asked if the subdivision design specifically delineated the vernal pool on the plans. A. Costello replied yes. L. Boucher noted that when the subdivision was proposed all of the work for the shared driveway was outside of the buffer zone.

D. Nyman asked if the original concept plans showed that there would be disturbance as is shown on the current plans. M. Scott and J. Votruba replied that yes, those were shown originally.

M. Scott asked if anyone wanted to discuss anything else regarding these lots. D. Nyman mentioned his notes that were shared with the Commission and suggested they be turned into findings of fact. Neither NOI included information on the work within the resource areas. The only information given was on the plans and from a wetlands protection standpoint that did not seem acceptable.

M. Scott agreed with that statement and added that the wildlife area in the vernal pool resource area had not been addressed by the applicant in regard to what impacts there could be.

A. Costello stated that there should not be a denial of the existence of the vernal pool because it has been there for many years and has been certified by the Natural Heritage Program.

M. Scott reiterated that the Commission requests the staking of Lots 46R, 47R, 48R, 49R and 50R as mentioned and the members of the Commission are to walk the lots prior to the August 5<sup>th</sup> meeting.

L. Boucher asked what the most recent plans are dated. G. Williamson said that she will send the most recent plans and the colored graphic indicating the resource area that was provided by D. Nyman.

G. Williamson asked J. Votruba if a revised plan for Lots 56R, 57R would be sent. J. Votruba replied that he would look into this and that he may revise one of the lots slightly and that they will submit the revised plans as soon as possible.

L. BOUCHER MADE A MOTION, SECONDED BY D. NYMAN IT WAS VOTED 5-0-2 TO CONTINUE DEP FILE #183-0668 Lots 46R, 47R, 49R 50R AND DEP FILE #183-0667 Lot 48R TO THE AUGUST 5<sup>TH</sup> MEETING.

E. PARENT MADE A MOTION, SECONDED BY L. BOUCHER IT WAS VOTED 5-0-2 TO CONTINUE DEP FILE #183-0669 Lot 56R, 57R, 58R, 61R TO THE AUGUST 5<sup>TH</sup> MEETING.

L. BOUCHER MADE A MOTION, SECONDED BY D. NYMAN IT WAS VOTED 5-0-2 TO CLOSE THE JULY 22<sup>ND</sup>, 2020 MEETING AT 7:48 PM.