

**HOLDEN CONSERVATION COMMISSION  
HOLDEN TOWN HALL  
JULY 13th, 2022  
MEETING MINUTES**

**Members Present:** Michael Scott, Chairman; Kenneth Strom, Heather Parry, Elizabeth Parent, Hannah Lipper

**Not Present:** Luke Boucher, David Nyman

**Others Present:** Glenda Williamson, Conservation Agent; Sara Flagg, Recording Secretary; Clea Blair, Tom Larson and Julian Votruba for Greenwood Estates; Arthur Allen, Greenwood Estates; Jim Harrity for 60 Muschopauge Rd; Linda Friedman, 75 Muschopauge Rd.; Mike Gambordella, 134 Muschopauge Rd.; Scott Morrison, Eco-Tec, Inc. Wingspan Properties.

M Scott opened the meeting at 7:02 PM

**NOTICE OF INTENT – GREENWOOD ESTATES II**

DEP File #: 183-0694. Slope Reconstruction at the lower Deanna Drive crossing, wetland restoration at the upper Deanna Drive crossing, completion of the the subdivision including roadway, drainage and associated grading. A portion of the work is located within resource area and the buffer. Clea Blair, Jackson Woods Investments, LLC, Julian Votruba, NEED.

J Votruba, NEED, recapped that the idea to modify the wetland line slope to 2-1 occurred after a wetland delineation was performed by Arthur Allen.

Arthur Allen, stated that as a peer reviewer he looks at the overall area of wetlands and is in agreement with doing the restoration on the higher area. He recommended some conditions which would better define the area of work which G Williamson reviewed.

The Commission reviewed the suggested list of special conditions.

M Scott asked for clarification on the plans and if there would be a proposal for construction. J Votruba replied that they are intending to come back with a proposal for those lots in the vicinity of the crossing.

Clea Blair, stated that originally a new 401 was to be required but a few weeks ago it was acknowledged by the DEP that an amendment to the 401 would be allowed. The parties that have agreed to this are on vacation but will be signing off on this within a few weeks.

**REQUEST FOR PARTIAL COC-GREENWOOD ESTATES II**

DEP File #: 183-0612. Construction of a residential subdivision, roadways, drainage, sewer and associated grading. Clea Blair/Julian Votruba.

G Williamson shared a list of everything that has been completed and stabilized.

Motion by K Strom, seconded by E Parent to continue to the end of the meeting. Approved by a vote of 4-0-1 (H Lipper abstained).

**NOTICE OF INTENT – 60 MUSCHOPAUGE ROAD**

DEP File #: 183-0693. Single family home, septic, well, driveway and associated grading. The proposed project is located within Riverfront and the 100-foot buffer of BVW. Jim Harrity; Rep. Liz Dupre, Clear Water Environmental.

G Williamson read the Legal Ad into record and shared the plans.

Jim Harrity provided an overview of the project. He stated that it is exempt from DCR regulations because the lot was in existence prior to 1995-96. Some grading would be done within the buffer zone and they have minimized the disturbance and kept the well and septic as close to the house structure as possible. M Scott asked if there was an environmental report submitted. G Williamson has not received but did verify the BVW line and that there are no vernal pools.

Linda Friedman, 75 Muschopauge Rd., expressed concern that the stream goes through the site and if work on the lot would be allowed. M Scott explained they are not proposing to work in the wetlands. Under the regulations they are allowed to do work as long as they have limited the disturbance away from the stream.

James Dunn, 199 Muschopauge Rd., called in and expressed concern that the Board of Health may request changes to the well or septic which could shift things. J Harrity explained that the house does not have an actual house number yet so he hasn't been able to apply for permits.

Mike Gambordella, 134 Muschopauge Rd., asked for clarification about the Board of Health requirement. Jim explained he hasn't been able to apply yet.

Linda Friedman asked about 2 percs that were done on the property. M Scott explained that work was outside of the buffer zone. She also asked if the driveway would be on Cutler or Muschopauge Rd. and it was clarified that it would be on Muschopauge Rd.

Motion by K Strom, seconded by E Parent to CLOSE THE PUBLIC HEARING FOR NOI 60 MUSCHOPAUGE ROAD. Approved by a vote of 5-0-0.

**REQUEST FOR DETERMINATION OF APPLICABILITY – ELMWOOD AVENUE** Assessing Map 46, Parcel 1. Determination of resource area boundaries and jurisdiction of ILSF under the local wetland bylaw. Rep. Scott Morrison, Eco-Tec, Inc. Wingspan Properties.

S Morrison shared the plans and explained that the application is to determine jurisdiction of ILSF under the local wetland bylaw. Survey work was done and shows that a channel

that was dug was determined to drain out for the first 3-4 points. This pointed to it being bordering vegetated wetland but is not bordering on a tributary.

G Williamson shared GIS views. K Strom and M Scott asked if the intention is to be a single lot or divided. S Morrison replied that it is intended to be divided and NOI's would need to be submitted for several of the lots.

G Williamson shared photos from her site visit and the draft determination.

Motion by K Strom, seconded by E Parent MOTION TO ISSUE A POSITIVE DETERMINATION FOR ELMWOOD AVENUE. Approved by a vote of 5-0-0.

### **NOTICE OF INTENT – GREENWOOD ESTATES II**

DEP File #: 183-0694.

Motion by K Strom, seconded by E Parent to ISSUE A STANDARD ORDER OF CONDITIONS FOR GREENWOOD ESTATES II DEP File #: 183-0694 WITH 5 SPECIAL CONDITIONS INDICATED ON ATTACHMENT A OF THE ORDER. Approved BY A VOTE OF 5-0-0.

### **REQUEST FOR PARTIAL COC-GREENWOOD ESTATES II**

DEP File #: 183-0612.

Motion by K Strom, seconded by H Parry to CLOSE THE HEARING FOR PARTIAL COC-GREENWOOD ESTATES II. Approved by a vote of 5-0-0.

Motion by K Strom, seconded by E Parent to ISSUE A PARTIAL COC-GREENWOOD ESTATES II. The approval is for wetland crossing number 2 only and the construction easement on Lot 57R. Reference plans entitled "Amended Definitive Plan Greenwood II" dated July 11, 2017. Approved by a vote of 5-0-0.

### **NOTICE OF INTENT –60 MUSCHOPAUGE ROAD**

Motion by K Strom, seconded by E Parent to ISSUE A STANDARD ORDER OF CONDITIONS FOR 60 MUSCHOPAUGE RD DEP File #: 183-0693 WITH THE SPECIAL CONDITIONS: BOULDERS TO BE USED AS DEMARCATION AT THE LIMIT OF WORK AND NO FUTURE CLEARING BEYOND THE LIMIT OF WORK WITH THE EXCEPTION OF THE SEPTIC AND WELL AREA. Approved by a vote of 5-0-0.

### **REQUEST FOR FINAL COC – DPW FACILITY – 18 INDUSTRIAL DRIVE**

DEP File #: 183-0665. Assessing Map 186, Parcel 43. Construction of a new 43,000 square-foot DPW Facility, parking areas, utilities and associated structures (salt shed, vehicle storage, fueling facility). A portion of the work is located in the 100-buffer of BVW. Gary Kaczmarek, Project Manager, Town of Holden.

G Williamson shared that she has requested final as-builts and engineer's statement prior to issuing a final COC. This will be continued to August 3, 2022.

### **PROJECT UPDATES**

Sunshine Ridge - Bailey Road – G Williamson updated that she requested another row of straw waddles but will need to go back and check status.

Main St. Drainage Improvements – G Williamson updated that the work was shifted to Main St.

15 Greystone Drive – G Williamson updated that the driveway is gravel and there are 2 replication areas. She shared photos from the last site visit, more shrubs need to be planted per G Williamson's observation.

### **OTHER BUSINESS**

Use of NOI Funds – M Scott expressed that they would like to request to use some funds to purchase computer equipment for the Senior Center for use at meetings.

G Williamson explained that she had requested a raise and was informed that a portion of the NOI funds could be used towards that if approved.

Motion by K Strom, seconded by E Parent to approve the USE OF NOI FUNDS FOR A SALARY INCREASE OF \$3,000/YEAR. Approved by a vote of 5-0-0.

Town Forest Stewardship Plan – G Williamson updated that the plan went through many revisions and is just waiting on a copy of the final plan. Will be posted on website.

Puffer/Heininger Property CR – The Commission reviewed and expressed their support of the proposal for White Oak purchasing the 4 frontage lots and additional parcels.

Motion by H Parry, seconded by E Parent to SUPPORT THE TRANSFER OF LAND TAKEN OUT OF CHAPTER 61A TO THE WOLCS AND THE SALE OF FOUR FRONTAGE LOTS. Approved by a vote of 4-0-1 (K Strom abstained)

### **APPROVAL OF MINUTES**

April 6th and June 1, 2022

This item will be continued to the Commission's August 3<sup>rd</sup> meeting as there was not a quorum.

Motion by K Strom, Seconded by H Parry TO ADJOURN THE JULY 13, 2022 CONSERVATION COMMISSION MEETING. APPROVED BY A VOTE 5-0-0.

Meeting adjourned at 8:44 PM.