

**HOLDEN CONSERVATION COMMISSION
1130 MAIN STREET, HOLDEN SENIOR CENTER
MINUTES
February 5, 2020**

Members Present: Robert Lowell, Anthony Costello, Kenneth Strom, David Nyman, Luke Boucher, Mike Scott

Members Not Present: Cathy Doherty

Others Present: Glenda Williamson, Conservation Agent; Tom Larson, Greenwood Estates, Julian Votruba, New England Environmental Design (NEED), Chris Rice, Union Street; John Doherty, Thayer Circle.

R. Lowell called the meeting to order at 7:00 PM.

NOTICE OF INTENT

Greenwood Estates Subdivision - Individual Lots. Jackson Woods Investments
Julian Votruba, New England Environmental Design (NEED).

1. DEP File # 183-0670. Lots: 33R, 34R, 35R, 36R, 37R, 38R, 39R
2. DEP File # 183-0666. Lots: 40R, 41R, 42R, 43R, 44R, 45R
3. DEP File # 183-0668. Lot 46R, 47R, 49R, 50R – not opened
4. DEP File # 183-0667. Lot 48R – not opened
5. DEP File # 183-0669. Lots 56R, 57R, 58R, 61R – not opened

G Williamson explained to the Commission that there are additional lots but more information is needed before discussing them so at this time they will open the hearings for 183-0670 and 183-0666 only.

Greenwood Estates, Lots 33R, 34R, 35R, 36R, 37R, 38R and 39R – DEP File # 183-00670

Julian Votruba with New England Environmental Design (NEED) was present to discuss the lots. J. Votruba stated that the houses shown on the plans are all outside of the 25' no disturb area. No grading is proposed within the 25' no disturb area on any of the lots.

R. Lowell asked about the additional infiltration that was requested. J. Votruba replied that the detention ponds are rated for all of the lots and additional infiltration was not needed.

J. Votruba went through the lot plans for 33R.

R. Lowell asked who would be responsible for maintaining any swales. J. Votruba replied that he is not familiar with how the properties would be deeded but it should be written in the conditions from the Conservation Commission on if it is the responsibility of the homeowner or not to maintain. J. Votruba went through the plans for lot 34R. D. Nyman asked how that house would be built without going into the 25' buffer zone. J. Votruba said there is about 2 feet of space and will be delineated to not go beyond that. M. Scott commented that it does not look like it would

be possible to construct the home without encroaching on the 25' buffer zone. R. Lowell asked why they couldn't shrink the house size to allow room for construction. J. Votruba replied that the economics of the project require a certain square foot house size.

A. Costello asked what protection is there for the roof drainage before hitting the wetland. J. Votruba said it should enter the swale and be brought into the detention pond. The swale does not go into the wetlands.

Chris Rice, Union St, asked the square footage of the houses and whether the homeowner could utilize the buffer zone for play. The Commission explained that the buffer is to protect the wetlands and should not be disturbed. The Commission recommended to J. Votruba that this lot be redesigned to accommodate an 8-10 ft. for building and usage between the home and the buffer zone.

J. Votruba went through the plans for 35R. R Lowell asked about the drainage. J. Votruba said that it will go through the swale and into the detention pond.

A. Costello commented that there is room to move the house on the lot to bring it out of the proximity of the wetlands. J. Votruba agreed that could be done by moving the garage.

Lot 36R: J. Votruba went through the plans. He stated that the swale that is shown is in the ground already and the house is in front of the swale. The house is 30' from the street. D. Nyman asked if it is heavily rip rapped. J. Votruba said no it will be mostly grass with a little rip rap.

Lot 37R: J. Votruba went through the plans. Stated that the swale is very similar to 36R. L. Boucher commented that parts of the swale seem steep. J. Votruba replied that is was engineered and designed to accommodate the proposed houses.

Lot 38R: J. Votruba went through the plans. He stated he will update plans to show boulders before the swale starts. R. Lowell asked for thoughts and comments from the Commission and public. There were no comments.

Lot 39R: J. Votruba went through the plans. He stated the pump station, which is currently under construction, is in the corner near the lot. A lot of grading is already completed due to the pump station. L. Boucher and D. Nyman both commented on the slope for this lot is far too steep for just a grass swale. J. Votruba replied he will update the plans but also the detail of the swale was included in the original order. D. Nyman asked if the detention basin is partially on this lot. J. Votruba replied yes, it is on some of the lot.

Lots 40R, 41R, 42R, 43R, 44R and 45R

Lot 40R: J. Votruba went through the plans. D. Nyman asked about the restrictions on 400' secondary protection line. R. Lowell replied there can't be direct discharge but it can be lawn. R. Lowell asked if there is a foundation drain, J. Votruba replied he will make it more clear on the plans.

Lot 41R: J. Votruba went through the plans. M Scott asked if this has been cleared already. J. Votruba replied that it is near a detention pond so some has been cleared. D. Nyman asked if the detention pond is an appropriate size to include the cleared area. J. Votruba replied yes and it has been approved for that size. Temporary storm water management system was discussed and D. Nyman would like to see a condition for approval that there is a balance to handle the water.

Lot 42R: J. Votruba went through the plans. There was discussion about the drainage system. J. Votruba explained that drainage goes into an initial treatment unit and then when it reaches a certain level moves to the high flow bypass. L. Boucher pointed out that it looks that the size of the pipe gets smaller. J. Votruba will check and update the plans.

Lot 43R: J. Votruba went through the plans. Noted nothing is being done in the 25' no disturb area. R. Lowell stated they would be looking for a permanent demarcation as they noted on the other sites. This should be permanent enough to dissuade the homeowners from working in the area.

Lot 44R: J. Votruba went through the plans. R. Lowell asked if there is a foundation drain on these that are not shown. J. Votruba said Lot 40R is the only one that shows a foundation drain but will check and add as needed. No other comments from the Commission or public.

Lot 45R: J. Votruba went through the plans. No comments from the Commission or public.

Motion by M. Scott, Seconded by K. Strom, **TO CONTINUE DEP FILE #'S 183-0667 AND 183-0666 TO MARCH 4, 2020 MEETING TO ALLOW THE APPLICANT TO PROVIDE ADDITIONAL INFORMATION. APPROVED BY A VOTE 6-0.**

EXTENSION PERMIT ON ORDERS

Greenwood Estates Subdivision, DEP File # 183-0612.

Residential subdivision including roadways, drainage, sanitary sewer and grading.

Jackson Woods Investments, LLC. 3-year extension on Orders requested.

G. Williamson explained that the current file is set to expire Oct 12, 2020. J. Votruba said they are requesting an extension so that they don't wait to the last minute if something comes up. M. Scott asked what is left to be done there. R. Lowell and D. Nyman replied that they still have phases that haven't been started. J. Votruba said that he thinks it will be about 5 years to total completion. R. Lowell said that they cannot go more than 3 years on an extension.

Motion by M. Scott, Seconded by L. Boucher, it was **VOTED 6-0 TO APPROVE A 3 YEAR EXTENSION PERMIT ON ORDERS FOR GREENWOOD ESTATES SUBDIVISION DEP FILE # 183-0612.**

GREENWOOD ESTATES PROJECT UPDATE

T. Larson gave an update. Currently working on wetland crossing number 1. Riprap is up 12' and they feel better about where they are with it. Still working on utilities. After frost is over they will gravel. Addressed concerns at the detention ponds and stated that after Phase 1 is 85%

complete and stabilized then the ponds will be able to handle the disturbance for Phase 2. Access to turnaround also discussed, will have 2 access points.

R. Lowell asked for them to supply justification on the drainage calculations for the new phasing plan.

REQUEST FOR CERTIFICATE OF COMPLIANCE – PARTIAL RELEASE

111 Arizona Ave, Assessing Map 190, Parcel 32 DEP File# 183-0528. Single Family home, driveway and replication areas. Connorstone Engineering

G. Williamson explained that the house just went on the market. The applicant is looking for a partial release so that they can sell the house. The partial release would cover the yard and driveway only, not the replication areas.

R. Lowell asked how long it will take for the replication areas to stabilize. G. Williamson replied at least until September and the sale is likely to be done by June. G. Williamson will go back to applicant and get more detail on why they need the partial release. The site is not stabilized at this time.

APPROVAL OF MINUTES

No Quorum present to vote on the minutes from October 2, 2019

Motion by M. SCOTT, seconded by D. NYMAN, it was **UNANIMOUSLY VOTED TO ADJOURN THE FEB 5TH, 2020 CONSERVATION COMMISSION MEETING AT 8:50 PM.**