

**HOLDEN CONSERVATION COMMISSION**  
**MEETING MINUTES**  
**September 8, 2021**  
**Holden Senior Center**

**Members Present:** Kenneth Strom, David Nyman, Elizabeth Parent, Heather Parry, Cathy Doherty, Luke Boucher

**Not Present:** Michael Scott

**Others Present:** Glenda Williamson, Conservation Agent; Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; William Murray, Places Associates, Salisbury Pine Tree Estates; Susan Carter, Places Associates, Salisbury Pine Tree Estates; Clea Blair, Blair Builders; Tom Larson, Martelli Construction; David Sadowski; DJ & Associates; Carl Hultgren, Quinn Engineering; Sarah Kelly, 139 Bailey Rd; Jane Zottoli, 159 Bailey Rd; April Boisvert, 17 Thorny Lea; Theresa Manseau, 26 Thorny Lea; Alison Teachout, 67 Bailey Rd; Barbara Chartier, 67 Bailey Rd; Cynthia Schneider, 91 Salisbury St; Stacy Justice, 129 Bailey Rd; Catherine Riordan, 21 Thorny Lea;

K Strom opened the meeting at 7:00 pm.

**Notice of Intent – Main Street Drainage Improvements**  
DEP File #: 183-0681

G Williamson said that the applicant asked for a continuance.

Motion D Nyman, seconded by L Boucher to CONTINUE NOI MAIN ST DRAINAGE IMPROVEMENTS TO THE OCTOBER 6, 2021 MEETING. 5-0-1 (E Parent abstained).

**Notice of Intent – Salisbury Pine Tree Estates** DEP File #: 183-0691. The construction of a 44-Lot residential subdivision with 3,300 linear feet of roadway and associated infrastructure. Portions of the construction are located within the 100-foot buffer resource areas. Sue Carter, Places Associates and William Murray, Places Associates

W Murray recapped the Aug 17, 2021 revised submission. Specific requests from the Commission are addressed in the revised calculations for watershed by 114 Bailey Rd and phasing plans were handed out, cut and fill information included in the response package as well. There were changes as requested to the wording on the Erosion Control Plan. He also mentioned that although it is not a Conservation Commission issue, they are intending to move excess fill to the center of the site rather than trucking it on and off. The excavation for large basin will generate a lot of material, as will some phases. Waiting for review comments from DPW and permitting with DCR is under way. S Carter explained that the stormwater basins and erosion controls have been reviewed to ensure that they can handle excessive rainfall as we had this summer.

E Parent said that the site walk from July 20 did not show anything significant to report.

P Harding said the Planning Board continued to Sept 28, 2021 and DPW is still reviewing. Peer review was only done for traffic.

D Nyman commented that at the site walk they looked at the Bailey Rd saddle at 53B and the depression extending southerly from that which is 2 or 3 times the size. Asked if that was looked at as a potential ISLF? W Murray replied yes but it wasn't able to be utilized because it did not have the capacity. D Nyman said the models that were provided do not show the existing site conditions.

Sue Carter explained that it was modeled as reach 5R in the revised calculations. Treated the Bailey wetlands as pond 5P in predevelopment, in post development it was separated into 2 areas. Preconstruction ponding elevations for that area are not included on the printout but are in the report. Reach shows 3.48 cfs in the 100-year storm with an average depth of 3.3.

D Nyman explained that this increases the post development runoff 5P to elevation 778 during the 100-year storm in the output. Sue explained that the contouring/grading shown isn't correct because the abutting driveway is not considered. D Nyman also expressed concern that it isn't correctly modeled. Watershed map does not show grading. D Nyman asked that diagrams be fixed to show existing and proposed as well as a table. D Nyman explained that he could not show support for a project which shows an increase in peak runoff rates or an increase in off-site ponding of stormwater.

D Nyman expressed his opinion that site disturbance is not an issue as long as it is carefully and properly stabilized along the way as that has been an issue on past projects. D Nyman proposed a special condition that only soils in portions of the site that they will be working on for construction will be exposed and aggressive stabilization measures are to be performed prior to winter.

Jane Zottolli, 159 Bailey Rd, asked who owns 114 Bailey Rd. K Strom answered that assessor records show it is owned by Stephanie Correlli.

Stacey Justice, 129 Bailey Rd, expressed that she is very concerned about the water in the area as a result of this project.

Barbara Chartier, 67 Bailey Rd, expressed that water this year has been excessive already and has a lot of concern about potential effects from this project.

Cynthia Schneider, 91 Salisbury St, asked if there has been any more information about the removal of trees and hauling. Also asked about the stump grinding and erosion control. K Strom explained that trucking and haul routes are a Planning Board concern. Sue Carter replied that because stump grindings are an irregular shape they lock together and help slow the water if there is heavy rain.

Catherine Riordan, 21 Thorny Lea, asked who will take care of the issues with the water if it arises. K Strom explained that there is another layer of permitting to protect this. Sue Carter explained that inspections are done after rainfall events to monitor it. P Harding pointed out that there are many check points for monitoring a project by the town and they are held to a standard of their own as well.

Jane Zottoli, 159 Bailey Rd, asked who owns the property and will ultimately oversee it. K Strom replied that it isn't under the Conservation Commissions jurisdiction.

Motion by D Nyman, seconded by C Doherty to CONTINUE SALISBURY PINE TREE ESTATES TO THE OCTOBER 6, 2021 MEETING. Approved by a vote 6-0-0.

### **Notice of Intent – 48 Ottoson Way**

DEP File #: 183-0692. The construction of a detached freestanding garage, Assessing Map 189. Parcel 47. A portion of the work is located within the 100-foot buffer of a resource area. David Sadowski, D.J. and Assoc., Joseph Rinaldo Jr., owner.

G Williamson read the Public Notice.

David Sadowski explained that an existing shed would be removed and a garage to fit the homeowner's oversized vehicles would be constructed. Plans showing existing and proposed have been submitted. Alton Engineering flagged the wetlands and Glenda Williamson reviewed.

G Williamson shared photos from the site.

L Boucher asked how much of the area is wooded. D. Sadowski explained there is one existing tree that they wish to keep.

G Williamson said DEP requested erosion controls to show the limit of work and she also requested that demarcation shows the 25'.

Motion by L Boucher, seconded by E Parent to CLOSE THE HEARING FOR NOI 48 OTTOSON WAY. Approved by a vote 6-0

Motion by L Boucher, seconded by D Nyman, to ISSUE ORDER OF CONDITIONS FOR NOI 48 OTTOSON WAY WITH SPECIAL CONDITION THAT PERMANENT DEMARCATION BE ADDED ALONG THE EDGE OF EXISTING CLEARING AND 25' AREA BE MAINTAINED DURING CONSTRUCTION EXCEPT WHERE PROHIBITED BY CONSTRUCTION. Approved by a vote 6-0-0.

**Request for Determination of Applicability – 18 Acre Site off Quinapoxet Street**  
Repurposing of existing access driveway and installation of utility poles and overhead wires. Assessing Map 102, Parcel 14. A portion of the work is within the 100-foot buffer of BVW. Carl Hultgren, Quinn Engineering, Jim Harrity, applicant.

Carl Hultgren, Quinn Engineering provided an overview of the project and shared plans. Jefferson Meadow LLC is the property owner. Owner is looking to divide the property into 2 single-family lots. Scope of work is for Utility Poles with final location to be determined by HMLD.

L Boucher asked if tree clearing would be required in the buffer zone. Carl answered that tree clearing is not anticipated.

Motion by L Boucher, seconded by C Doherty TO ISSUE A NEGATIVE 3 DETERMINATION WITH THE SPECIAL CONDITION THAT EROSION CONTROL PLAN BE PROVIDED. Approved by a vote 6-0-0.

**Enforcement Order – 367 Highland Street** Assessing Map 117, Parcel 22. Vegetation clearing and ground disturbance in the vicinity of an intermittent stream. Nicholas and Amanda Schiltz.

G Williamson explained that some fill has been spread but nothing else has been done to stabilize.

**Request for Final COC – 1 Brentwood Drive** DEP File #: 183-0651. Assessing Map 225, Parcel 54. Removal of an existing detached garage, construction of a new attached garage, driveway realignment and retaining wall relocation. Scott Morrison, Eco-Tec, Eric Veien, owner.

G Williamson shared photos of the work done.

Motion by L Boucher, seconded by E Parent to ISSUE A FINAL COC FOR 1 BRENTWOOD DRIVE. Approved by a vote 6-0

**Request for Final COC – 29 Oak Crest Road**

DEP File #: 183-0277. Assessing Map 115, Parcel 30. The construction of a drainage line to serve the Davis Hill School. Town of Holden, Winifred Murray.

G Williamson shared photos of the site stabilization done.

Motion by L Boucher, seconded by H Parry to ISSUE A FINAL COC FOR 29 OAK CREST ROAD. Approved by a vote 6-0-0.

**Other Items**

Greenwood Estates – Restoration Plan/Mitigation Area Report

G Williamson explained that there needs to be a vote on Lucas Environmental's monitoring report showing the mitigation area. G Williamson said it is fully established and looks good.

Motion by D Nyman, seconded by L Boucher to ACCEPT THE 2021 WETLAND MONITORING REPORT FROM LUCAS ENGINEERING. Approved by a vote 6-0-0.

G Williamson shared the Lucas Engineering response to the Enforcement Order. Tom Larson, Martelli Construction, explained that the flags were re-established by Lucas Engineering. The Commission reviewed the report. D Nyman asked about the machinery/hand removal findings. Tom explained that there is an access road in between the ponds. Currently you can drive and get a vac truck and run a hose to get the heavy stuff. Smaller volume will be handled with 5-gallon buckets.

Motion by C Doherty, seconded by L Boucher to APPROVE THE TASK OF SEDIMENT REMOVAL AND RESTORATION PLANTING BASED ON OPTION 1 IF SUITABLE TIMING. Approved by a vote 6-0-0.

Clea Blair addressed the enforcement order. He believes that with this approval he has met the conditions to lift the enforcement order and get back to work.

Tom Larson explained that basin 3-1 now has enough capacity. He explained that the capacity needs to be 25,634 cubic feet and they are over that by 2,000 cubic feet. Basin 2 is also 5,000 in excess capacity. K Strom suggested a topographic plan be shown to support those calculations. Clea explained that pipe outlets are now connected which will prevent this damage from happening.

D Nyman shared photos of the site and expressed concern that erosion control measures are not being taken seriously on site to prevent issues. Clea replied that the Commission hired Graves Engineering to monitor the site and approved the erosion control plans. D Nyman expressed that the Commission needs to better direct Graves Engineering on what the expectations are. L Boucher is in agreement that this is an issue but is not preventative of lifting the enforcement order as written. Sediments within the stream channel and adjacent BVW below Basin 3-1 must be completely removed by the end of October for the Enforcement Order to be lifted.

Motion by E Parent, seconded by L Boucher to LIFT THE ENFORCEMENT ORDER FOR GREENWOOD ESTATES. Approved by a vote 6-0-0.

The Commission discussed requesting a stabilization plan and giving direction to Graves Engineering through G Williamson pointing out concerns to be addressed on the site for better erosion controls and stabilization.

Clea Blair shared plans with the Commission showing a revised retaining wall proposal. The walls would be moved within 5' of the wetland line and reduce the height by 4 to 9'. Wall construction would be with geogrid and block walls. L Boucher reminded that this is a self-imposed problem that was created by the lot layout and grading. C Doherty commented that moving the line closer to the buffer zone would set a bad precedent. The Commission also noted that this proposal was considered at the time the NOI's for the lots were discussed. The Commission rejected the request.

The Commission voted to NOT ALLOW CHANGES TO THE HEIGHT OF RETAINING WALLS FOR GREENWOOD ESTATES BY A VOTE 6-0-0.

**Agricultural Commission Presentation** - Jim Dunn, Chairman-Chapter 61 Evaluation  
60 Brattle Street – Continued

## **MINUTES**

November 4, 2020

Motion by E Parent, seconded by C Doherty to APPROVE THE MEETING MINUTES AS AMENDED Approved 6-0-0.

December 2, 2020

Motion by E Parent, seconded by L Boucher to APPROVE THE MEETING MINUTES Approved 6-0-0 (M. Scott not present)

## **OTHER BUSINESS**

D Nyman suggested sharing the memo he created and making a recommendation to the Planning Board to enact more stringent requirements for site stabilization. G Williamson believes there are similar requirements in the existing stormwater regulations. She will share a memo with P Harding and email a copy of the proposed requirements to the Commission.

Motion by E PARENT, Seconded by C DOHERTY TO ADJOURN THE SEPTEMBER 8, 2021 CONSERVATION COMMISSION MEETING AT 10:00 PM. APPROVED BY VOTE 6-0-0.