

**HOLDEN CONSERVATION COMMISSION
MEETING MINUTES
October 6, 2021
Holden Senior Center**

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

Not Present: Michael Scott, Cathy Doherty

Others Present: Glenda Williamson, Conservation Agent; Sara Flagg, Recording Secretary; William Murray, Places Associates, Salisbury Pine Tree Estates; Susan Carter, Places Associates, Salisbury Pine Tree Estates; Tom Larson, Martelli Construction; Doug Andrysick, Andrysick Surveyors, 84-88 Bailey Rd; Matt Worzek, Tighe and Bond, Main Street Drainage Improvements; Gordon and Sue Whiteman, 54 Powers Rd, Main Street Drainage Improvements; Kurt Haapanen, 152 Bailey Rd; Mike Wilander, NEMBA, Bob Elms Trail; Jason Magoon, NEMBA, Bob Elms Trail; Anthony Craig, NEMBA, Bob Elms Trail; Brett Russ, NEMBA, Bob Elms Trail; Mark Wilder, 17 Heritage Lane; Emily and Justin McElman, 315 Holden St;

K. Strom opened the meeting at 7:00 pm.

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

Matt Worzek with Tighe & Bond shared the summary of response details from hydraulic modeling. Findings show that the upstream culvert will not change in 2-10 year storm events and will increase by 5-inches in the 100-year storm. Further details are provided in the response. Right of entry was received today and sent to G Williamson, they are looking to close the hearing today.

K Strom asked which culvert this was for and Matt replied the Powers Rd culvert and that they did not do an analysis on the Bailey Rd culvert.

D Nyman commented that there would be no increase if they were to abide by Storm Water Standards; however, this modeling shows increases. D Nyman stated that the velocity increase would have an effect and asked what would be done to prevent unnecessary damage. M Worzek replied that the same storm water would be rerouted onto Town right of ways and the intent is to get it off of private property. D Nyman asked why they haven't determined or provided calculations for the channel's capacity and capability to handle the flow.

E Parent recused herself. K Strom commented that a study should be done for the Bailey Rd culvert as well to better determine downstream effects of increased flow and velocity. G Williamson added that I McCauley noted no flooding at the Bailey Rd culvert has been

reported. L Boucher pointed out Enclosure A which shows contours for the elevations downstream. The Commission reviewed that and the profile provided in the report and saw a sloping flood plain. D Nyman mentioned the concern of the plunge pool; M. Worzek replied that a re-design for the scour pads was provided in Enclosure E as a result of a meeting with the landowner's representative.

K Strom opened the hearing for public comment.

Gordon Whiteman, 54 Powers Rd, said that they were told there would be no increase in flow or velocity in the channel at the back of their property. He expressed concerns that the reports are not in layman's terms and he is not convinced that the velocity coming out will not overflow the bank and if cleaning up of the channel would be included in the project.

William Murray, Places Associates, met with Tighe and Bond, Holden DPW and property owners. As part of this meeting the design accommodation has been met to avoid degrading private property as part of the construction. The Town has refused the request to take the existing Powers Rd culvert in an easement.

M Worzek asked for a continuance to the Commission's November 3rd hearing.

Motion D Nyman, seconded by H Parry to CONTINUE NOI MAIN ST DRAINAGE IMPROVEMENTS TO THE NOVEMBER 3, 2021 MEETING. Approved by a vote 4-0-1 (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. Susan Carter, Places Associates and William Murray, Places Associates

William Murray, Places Associates, recapped that the only work in the buffer zone is at the sewer easement and a small area near Bailey Rd. Plans have been extensively reviewed by I McCauley. W Murray passed out documents which show surveyor's depiction from the area at the Elmes property. In addition Lidar information for the general area is shown with a 0.2 ft. contour interval. This review shows a berm at the driveway of the Elmes property.

Sue Carter, Places Associates, explained that when the field survey was done all the elevations were less than 1 foot and discovered Mr. Elmes' backyard is very flat. Lidar at 0.2 ft. contour interval was done to better detail the area and they discovered that tributary area was broken into 3 parts (isolated depression at 152 Bailey rd, at Mr Elmes property line and at the wetlands). At the isolated wetlands there is a natural saddle at 124 Bailey Rd which splits into 2 ponds in post development. Pond 5 shows during the 2 year storm a slight decrease in elevation, the 10 and 100 year storm has a less than 2" increase. They feel these increases are not significant given the level of detail used to obtain this data. At the Elmes property line there was a .06 increase and the tributary area is over 3 acres.

E Parent commented that it appears they have demonstrated that there would not be an increase.

W Murray updated that Sewer and Water outstanding items have been resolved. Phasing plan was presented to the Planning Board to explain the soil storage they are proposing.

Kurt Haapanen, 152 Bailey Rd, asked what was mentioned in reference to his property. Commented that there has never been pooling water on his property and he will be monitoring it as this project progresses.

Sue Carter replied that a depression is present and because soils are so good that it probably wouldn't be noticeable and nothing on the model shows any increase to that property.

Motion by E. Parent, seconded by D. Nyman to CLOSE THE HEARING FOR SALISBURY PINE TREE ESTATES. Approved by a vote 5-0-0.

Motion by D. Nyman, seconded by E. Parent TO ISSUE A STANDARD ORDER OF CONDITIONS FOR SALISBURY PINE TREE ESTATES, DEP FILE #183-0691, WITH SPECIAL CONDITIONS FOR EROSION CONTROL STABILIZATION AS LISTED. Approved by a vote 5-0-0.

Request for Determination of Applicability – Trout Brook – Bob Elms Trail Restoration Re-route of the existing Bob Elms Trail (Blue Trail) for a distance of approx. 0.5 mile through upland areas. The work is located in the 100-foot buffer of a resource area on Town of Holden Land, Assessing Map 28, Parcel 3. New England Mountain Bike Association/Town of Holden.

Mike Wilander, NEMBA, reviewed that they want to make improvements to the Blue Trail due to excessive water on the trail. On figure 2 in the proposal it shows hikers already circumventing the wet area. He discussed Phase 1, which would involve rerouting that portion of the trail to avoid the wet area. Plan would create a more defined trail. In Phase 2, discussion could continue regarding potentially building bridges.

Anthony Craig, NEMBA, shared that they walked the area with Scott Morrison from Eco-tec. Shared photo of large trunk that has been moved by storm flows downstream about 10'. Scott Morrison told them that the species that he saw were not indicative of wetlands.

D. Nyman commented that he liked the proposal and commented that when he went in the spring there was a lot of water off the trail so he would encourage being mindful not to recreate this same issue in a different area.

K. Strom asked how far off the existing trail would be? M Wilander and A Craig replied a few hundred feet and it was flagged out.

H. Parry asked where it turns south towards the river would there be concern? M Wilander said there is potential it could get compressed and they may look to build bog bridges depending on use.

E. Parent mentioned in the spring she walked the proposed flagged trail and liked it.

G Williamson suggested a condition to mark and block off the existing trail and if necessary construct bog bridges.

D Nyman suggested photo documentation of progress to be included in the file.

Motion by L Boucher, seconded by D Nyman to ISSUE A NEGATIVE 3 DETERMINATION FOR RDA – TROUT BROOK – BOB ELMS TRAIL WITH THE CONDITION TO ALLOW BOG BRIDGE CONSTRUCTION AS NECESSARY IN THE BUFFER ZONE AND THAT PHOTO DOCUMENTATION OF PRE AND POST CONSTRUCTION BE SUBMITTED. Approved by a vote 5-0-0.

Request for Final COC – 84-88 Bailey Road

DEP File #: 183-0656. Assessing Map 172, Parcel 47. Construction of a multi-family home within the 100-foot buffer of a resource area. Doug Andrysick/Robert Diverdi, Diverdi Builders, Inc.

Doug Andrysick, Andrysick Surveyors, shared plans and pointed out the only discrepancy from the original intent is that a boulder wall was installed rather than a chain link fence, in one area they are 22' feet instead of 25' from the wetland with the wall. G Williamson shared photos of the stabilization of the site.

G Williamson shared that maintenance of storm-water controls will be an ongoing requirement as mentioned in the maintenance agreement.

Motion by D Nyman, seconded by L Boucher TO ISSUE A FINAL COC FOR 84-88 BAILEY RD DEP FILE # 183-0656 WITH THE CONDITION THAT MAINTENANCE PLAN IS FOLLOWED AND AN ANNUAL REPORT PROVIDED IN THE SPRING. Approved by a vote 5-0-0.

Request for Final COC – 179 Doyle Road

DEP File #: 183-0478. Assessing Map 227, Parcel 5. The construction of a barn within the 100- foot buffer of a resource area. Rick and Kelly Sampson, owners.

G Williamson said this will be sold in January; she shared photos, original plans and the restoration plan. This has been open since 2006 when he filed a NOI. This item will be continued to the November 3, 2021 meeting. G Williamson will do a site visit to check more closely for compliance.

Request for Final COC – 50 Chapin Road

DEP File #: 183-0274. Assessing Map 208, Parcel 8. The construction of a single family home within the 100-foot buffer of a resource area. Order of Conditions issued to Leonard Anderson, July 1999. Requested by Bennet & Forts. David and Julie McNamara, owners.

G Williamson shared photos. Owners are refinancing and need to get a clear title.

Motion by L Boucher, seconded by D Nyman TO ISSUE A FINAL COC FOR 50 CHAPIN RD DEP FILE # 183-0274 Approved by a vote 5-0-0.

OTHER ITEMS**Eagle Scouts Project – Immanuel Lutheran Church**

Andrew Wiegand, Troop 182 Holden, shared his proposal for an outdoor worship area. He stated that the wetlands have been marked out and the project would consist of cutting down a few small trees and constructing a movable altar and some benches. K Strom asked why a land survey was performed. Andrew explained that an adjacent land sale by the radio station was the reason. L Boucher questions how close to the resource are this project would be. G Williamson answered that although it is near the drainage ditch it is not considered jurisdictional. The Commission expressed that they are supportive of this plan.

Enforcement Order - 315 Holden Street/17 Heritage Lane

G Williamson explained that the owner of 17 Heritage Lane requested a site visit due to flooding in their back yard and that the increased flooding may be due to activities conducted by the homeowners at 315 Holden Street and that they share a common property boundary. Emily and Justin McElman, 315 Holden St, shared that they are new homeowners and closed on their property in October 2020 and were not aware of the wetness that would occur in their back yard as a result of pumping water from their basement. They stated that the only work done after purchase was the installation of a 6' high fence. Mark Wilder, 17 Heritage Lane, stated that digging was done during the summer of 2020 and the wetlands are now ponding on his property, making the back portion un-usable. The Commission reviewed the map from the Town's GIS data. K Strom said that the drainage issue is outside of the Commissions jurisdiction and suggested that the mcElmans look into redirecting the water to a catch basin in front of 315 Holden St/to request a tie-in permit from the DPW. The property owners came to an agreement to work together to re-establish the swale and to possibly re-direct the water to the swale along their common property boundary.

Greenwood Estates – Stabilization Plan/Clean-Up

Tom Larson, Martelli Construction, gave an update.

L Boucher expressed that he felt the site visit report from Graves was insufficient and did not address the areas of concern on the interior of the site.

T Larson said that aerial views were sent to G Williamson and he shared some of those with the Commission. He stated that the areas shown are loamed and seeded; he shared the grading plans from May 5, 2020 to show the slopes that will be hydroseed and stabilized on upper and lower Deanna Drive.

D Nyman asked why the whole area can't be hydroseeded since there is not any concrete timeline for building plans. T Larson said that all of Phase 1 will be advertised for sale at the same time. The only part not stabilized is 3 lots because there is excess material to be utilized on 2 lots in the beginning of November.

D Nyman pointed out some concerns on the grading plan and discussed the stabilization he would like to see. G Williamson will speak with Graves to express the Commission's request on reporting.

T Larson gave an update on the cleanup. The upper side of Lot 33 has been cleaned out with 5 gallon buckets and wheelbarrows. The vacuum truck was not able to access this but now that it has been re-cut they can access it and once it is compacted they would be able to utilize it.

Agricultural Commission Presentation - Jim Dunn, Chairman-Chapter 61 Evaluation
60 Brattle Street – Continued to the Commission's November 5th meeting.

MINUTES

January 6, 2021

Motion by D Nyman, seconded by E Parent to APPROVE THE MEETING MINUTES AS AMENDED Approved 5-0-0.

February 3, 2021

Motion by D Nyman, seconded by L Boucher to APPROVE THE MEETING MINUTES Approved 5-0-0.

March 3, 2021

Motion by D Nyman, seconded by E Parent to APPROVE THE MEETING MINUTES Approved 4-0-0 (L Boucher not present for March 3rd Meeting)

Motion by E Parent, Seconded by H Parry TO ADJOURN THE OCTOBER 6, 2021 CONSERVATION COMMISSION MEETING AT 9:48 PM. APPROVED BY VOTE 5-0-0.