

**HOLDEN CONSERVATION COMMISSION  
MEETING MINUTES  
December 8, 2021  
Town Hall**

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

**Not Present:** Cathy Doherty

**Others Present:** Glenda Williamson, Conservation Agent; Sara Flagg, Recording Secretary; Tom Larson, Martelli Construction, Greenwood Estates; Evan McGurin, John Meyer, Troop 182 Holden, Chaffin Pond Eagle Scout Project; Anthony Craig, New England Mountain Biking Association (NEMBA) Bob Elms Trail, Trout Brook.

M Scott opened the meeting at 7:00 pm

**GREENWOOD ESTATES**

Tom Larson, Martelli Construction, mentioned that some Commission members recently visited the site. He updated that since that site visit there has been additional stabilization with stump grindings off Deanna Dr. G Williamson shared site photos. T Larson said that there are 23 catch basins in total, equaling approximately 80 cubic yards of capacity before anything goes to a pond. T Larson also stated that grading at the entrance has been completed.

M Scott said that they received a report from Graves Engineering and there didn't seem to be any great concerns. G Williamson shared photos from the Graves Engineering report.

G Williamson asked about the stream clean up. T Larson said they have cleaned up some areas as directed by Lucas Environmental. G Williamson reported that she did a site inspection on November 30<sup>th</sup> and she found a few areas of sediment within the streambed that still needs to be removed.

K Strom asked about the plan for the next couple of months. T Larson explained that in a week they will be in court for the slope and building permits therefore construction plans are dependent on the timing and resolution of these issues. T Larson informed the Commission that three houses are currently on deposit.

H Parry asked about the sites with the retaining walls they had previously discussed. T Larson answered that once the building permits are issued then the retaining walls could be constructed. D Nyman and M Scott asked about the stabilization plan for the site if the retaining walls are not able to be constructed. T Larson said that right now there are layers of protection but they would need to be touched up in the spring.

**CHAFFIN POND BOAT LAUNCH AREA – EAGLE SCOUT PROJECT**

Evan McGurin, Eagle Scout Applicant, Holden Troop 182, attended and shared with the Conservation Commission that his project scope has changed. He will not be grading and laying crushed rock at the historically used boat ramp area on the south side of the Chaffins Rec Area peninsula as originally planned. Instead, he will be leaving this launch area in its natural state for continued car-top small craft launching.

He will also memorialize this spot with a boulder and plaque, or with a sign on post. This will mark it as a permanent access to this town owned pond for family and community enjoyment. This revised plan has been approved by the DCR, CRA, Zoning Board of Appeals, and the Conservation Commission. The DEP deferred to the DCR's approval.

Evan and John Meyer explained that the century long usage of this exact spot, long preceding the Watershed Protection Act of 1992, and the fact that no construction or grading would be done, was key to the DCR's "grandfather" approval without an overwhelming application process.

Finally, it is important to note again that these approvals are for the newly designated, but decades long used, launch area on the South side of the peninsula, not to be confused with an earlier Eagle Scout boat ramp project, graded and stone covered, several years ago on the North side of the peninsula without formal approvals.

E. Parent asked the time line. Evan estimates that he would plan to do the work in March 2022 after the winter and prior to the start of the baseball season.

Motion by K Strom, seconded by D Nyman to SUPPORT THE PROPOSAL FOR CHAFFIN POND BOAT RAMP MEMORIALIZATION EAGLE SCOUT PROJECT TROOP 182 Approved by a vote 6-0-0.

**REQUEST FOR FINAL COC – 326 SHREWSBURY STREET**

DEP File #: 183-0678. Assessing Map 201, Parcel 66. Removal of vegetation, installation of lawn and associated site work. Maria Montague and James Ares, owners.

G Williamson shared photos of the site and the Commission agreed that everything is stabilized. G Williamson is to remind the homeowners to keep from encroaching into the 25-foot no-disturb-zone. No materials (i.e. grass clippings etc) are to be dumped within the no-disturb zone.

Motion K Strom, seconded by D Nyman to ISSUE A FINAL COC FOR 326 SHREWSBURY STREET DEP FILE #183-0678. Approved by a vote 6-0-0.

**REQUEST FOR FINAL COC – 106 LOVELL ROAD**

DEP File #: 183-0673. Assessing Map 131, Parcels 138 & 153. Installation of an in-ground pool, patio, grading and associated site work. Edward and Laura Urbec.

G Williamson shared plans and photos of the site. There was a condition that boulders be placed between wetland flags A7-A8 at the 25-foot no-disturb-zone. The homeowner expressed that no large boulders exist on the property but he will add them if necessary.

The Commission approved the substitution of a short fence in place of the boulders and G Williamson is to let the property owner know of this alternative.

G Williamson asked for a continuance to January 5, 2022 meeting to allow the homeowner more time to perform the additional required work. The Commission approved the request for a continuance to a future meeting date.

#### **REQUEST FOR FINAL COC – 635 MANNING STREET**

DEP File #: 183-20. Assessing Map 67, Parcel 10. Single family home with in-ground pool.

G Williamson explained this parcel was recently subdivided from a larger parcel and that the sale could not be finalized because there was not a Final COC issued under this File number. G Williamson shared photos of the home and surrounding yard. K. Strom stated that a partial COC could be issued that would cover only the parcel (67-Parcel 10 owned by William J. Wallin) where the home and pool are located.

Motion K Strom, seconded by L Boucher to ISSUE A PARTIAL CERTIFICATE OF COMPLIANCE FOR DEP File # 183-20, 635 MANNING STREET, ASSESSING MAP 67, PARCEL 10. Approved by a vote 6-0-0.

#### **DISCUSSIONAL**

##### **NOI 51 Birchwood Drive – Restoration Area Report/On-Going Site Work**

G Williamson updated that she went to check the site. Erosion controls can be removed below the replication area as this area has been sufficiently stabilized. There is additional work to be done around the in-ground pool in the northeastern portion of the site including grading and hydro-seeding. G Williamson shared the plans and recent photos with the Commission.

##### **DOA -Bob Elms Trail Restoration, Trout Brook**

G Williamson updated that Phase 1 relocation of the trail that has been completed including construction of footbridges and signage to direct the public to the new trail section. Photos provided by the NEMBA of the work completed were shared as per a condition of the DOA. Anthony Craig, NEMBA, explained that Phase 2 would involve construction of a bridge (perhaps in two sections) over Ball Brook and that the NEMBA would come back with a more formalized plan prior to that work. G Williamson shared the regulations per MA Wetland Protection Act for the project to meet the performance standards for Bank and Land Under Water. The Commission discussed how to establish the mean annual flood elevation and how to determine the correct height for proper water flow and stabilization.

##### **Brattle Street/Doyle Road**

M Scott went out to the property at 88 Doyle Rd which is downstream and observed that the site looks just as wet as the other properties previously discussed. The Commission reviewed aerial views of the properties. M Scott suggested a potential solution would be to connect to the Town's stormdrain line in front of all of the houses or for the

homeowners to re-establish the pipe system that was removed. D Nyman pointed out that there does not seem to be jurisdiction for the Conservation Commission. M Scott agreed and explained that he had issued a letter to the homeowners citing that there does not appear to be any Conservation Commission jurisdiction. The Commission will provide a summary of findings that will be provided to DPW and the Planning Board.

## **OTHER BUSINESS**

### **NOI Account**

Members of the Commission are looking at possible uses for funds within the Wetland Protection Act account. This will be discussed again at the Commission's January 2022 meeting.

### **Funding Sources for Parks/Trail Maintenance**

G Williamson is looking into a MA Trails Grant or other funding sources that could be obtained for the work on existing Town-owned trails and for work along the Bob Elms Trail at Trout Brook.

### **OSRP Update**

A draft of the plan has been posted on Conservation Commission website. The open space and recreation committee has presented the plan to the Planning Board to the Board of Selectman. Both boards are to provide letters of support to be submitted with the revised plan that will be forwarded to the State for approval.

### **Holden Town Forest**

G Williamson shared that a Cost-Share application has been submitted to the Department of Conservation and Recreation (DCR) to provide funding for the development of a 10-year Stewardship plan for the 160-acre Town Forest off Harris Street.

## **APPROVAL OF MINUTES**

### **June 2, 2021**

Motion E Parent, seconded by K Strom to APPROVE THE JUNE 2, 2021 MINUTES AS REVISED Approved by a vote 6-0-0.

### **June 30, 2021**

Motion E Parent, seconded by K Strom to APPROVE THE JUNE 30, 2021 MINUTES AS REVISED Approved by a vote 6-0-0.

Motion by E Parent, Seconded by L Boucher TO ADJOURN THE DECEMBER 8, 2021 CONSERVATION COMMISSION MEETING AT 8:58 PM. APPROVED BY VOTE 6-0-0.

APPROVED: April 6, 2022