

**HOLDEN CONSERVATION COMMISSION  
MEETING MINUTES  
MAY 3, 2023**

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

**Not Present:** David Nyman

**Others Present:** Glenda Williamson, Conservation Agent; Sara Flagg, Recording Secretary; Tom Larson, Martelli Construction, Greenwood Estates; Tim Adler, Bluestone Residential, Inc; Julian Votruba, NEED, Josh Rosenberg, RMA Environmental, 1665 Main St., Lisa and Gary DiCiero, 86 Brattle St; Brian Vitalis, 34 Village Way; Sandra Mott, 88 Brattle St; Edward Holden, 100 High St.

M Scott opened the meeting at 7:02 pm

**GREENWOOD ESTATES UPDATE**

Tom Larson updated that they have done rough grading on 4 of the lots and next week loam will be applied and then hydroseed. Information has been sent to G Williamson to amend the drainage swale location. The common driveway may come up again as the Planning Board has asked for Commission's input. The silt fences are regularly inspected and corrected as needed. K Strom asked about the location of the stockpile area. T Larson stated that it was located at the end of Deanna Drive. G Williamson asked about the area at the edge of the DCR breach. T Larson updated that they have cleaned the area up and it has had loam and seed applied.

**NOTICE OF INTENT – 1665 MAIN STREET**

Dep File # 183-0696. Assessing Map 100, Parcel 94. Construction of a parking lot associated with an existing building and repairs to the existing concrete slab. A portion of the work is located within the 100-foot buffer of Mill Pond/Eagle Lake, BLSF and Riverfront Area. Tim Adler, Bluestone Residential, Inc; Julian Votruba, NEED. (*Continued from April 5th*)

Josh Rosenberg, RMA Environmental, recapped the report that he compiled which was discussed at the last meeting.

L Boucher asked about the Building 5 area in the model being the low area. J Rosenberg said that was exactly right and in the model it lets water in and slowly discharges out.

M Scott asked if there were to be a compensatory volume created would there be any dramatic change to the response or would it be controlled by the downstream conditions. J Rosenberg answered that it wouldn't have a significant impact, and would be considered minor.

M Scott reviewed with J Votruba about comments regarding notes that needed to be added/updated. They reviewed outstanding items.

M Scott asked for any public comment.

Brian Vitalis, 34 Village Way, brought up some concerns of the neighbors regarding the build-up on the downstream side. Concern number 1 is that they do not see anything on the plans that addresses the dam inspection reports from 2015 and other dates related to the repair work of the dam. He suggested it would be prudent to require the Office of Dam Safety (ODS) to inspect repairs prior to backfilling. Concern number 2 was that due to the leveling off of the land, the available width of the spillover for the dam would be effected. He questioned if there had been any requirements for widening and reserving. Concern number 3 was if impacts to the sluiceway have been considered. T Adler responded that the recommendation was to block the sluiceway. M Scott stated that this is outside of the Conservation Commission's jurisdiction. M Scott said that the models show that there would be no loss in capacity. M Scott asked the applicant if they are in contact with the ODS. T Adler commented that they plan to discuss this following today's review and acknowledge that they will be working with the ODS as required.

The Commission reviewed D Nyman's comments and requested implementing the storm water management and additional notes that have been mentioned. They also discussed an open order and how that will be handled, a continuance will be the best course of action to allow time to address the outstanding items and determine how to deal with the old open order.

Motion by K Strom, seconded by L Boucher to CONTINUE NOI 1665 MAIN ST TO JUNE 7, 2023 MEETING. Approved by a vote of 6-0-0.

### **REQUEST FOR DETERMINATION – 88 BRATTLE STREET**

Assessing Map 214 Parcel 109. The construction of a 16' x 32' above-ground pool. The work is located within the 100-foot buffer of BVW. Owner, William & Sandra Mott.

G Williamson read the legal ad into record.

Homeowner Sandra Mott and a representative from Ambassador Pool, presented

information related to the project. G Williamson stated that she did an inspection to the site and shared photos. She stated that the wetland line is at the base of the slope near the edge of the lawn approx 30 feet from the pool area. M Scott asked if the area of work was already lawn, S Mott replied yes. K Strom asked if there was a town sewer or septic. S Mott replied that it is a septic system.

G Williamson asked how deep they would need to excavate. The Ambassador Pool rep said that it would be 2 inches as the area is relatively flat. The Commission requested staked straw wattles be in place and that no work be done during rain. Lisa DiCiero asked what the stabilization will be and M Scott explained the straw wattles would be installed and the area would be stabilized. Any excavated soil would be taken off-site.

Motion by K Strom, seconded by L Boucher to CLOSE THE PUBLIC HEARING FOR RDA 88 BRATTLE ST. Approved by a vote of 6-0-0.

Motion by K Strom, seconded by L Boucher to ISSUE A NEGATIVE 3 DETERMINATION WITH THE FOLLOWING CONDITIONS:

- Straw wattles installed prior to work
- Removal of all excess materials off site
- Stabilization of the area following the work

Approved by a vote of 6-0-0.

### **REQUEST FOR DETERMINATION – 100 HIGH STREET**

Assessing Map 101, Parcel 6. The demolition of an existing garage and the construction of a new 20' x 20' garage in the same location. The work is located within the 100-foot buffer of BVW. Owner, Edward Holden.

G Williamson read the legal ad into record.

Edward Holden, shared plans for demolition of the existing garage and construction of a new garage. G Williamson said that she walked the area and confirmed the wetland boundary. The wetland area is ponded and is within a fenced in pasture. The new garage will be located approx. 30-feet from the wetland.

Motion by K Strom, seconded by H Lipper to CLOSE THE PUBLIC HEARING FOR RDA 100 HIGH ST. Approved by a vote of 6-0-0.

Motion by K Strom, seconded by H Parry to ISSUE A NEGATIVE 3 DETERMINATION WITH THE FOLLOWING CONDITIONS:

- Straw wattles installed prior to work
- Removal of all excess materials off site
- Stabilization of the area following the work

Approved by a vote of 6-0-0.

### **350 SOUTH ROAD – ENFORCEMENT ORDER**

Assessing Map 181 , Parcel 10. Unauthorized work in resource area and buffer. Owner, Steve Ninos; Rep. Matt Marro, Matthew S Marro Environmental Consulting.

G Williamson shared a letter from Matt Marro. G Williamson disagreed with there being limited amounts of disturbance and Matt Marro had replied that the area will be able to be cleaned by hand without the use of heavy machinery.

M Scott said he spoke with Matt Marro and he said he would have J Votruba do a survey.

### **REQUEST FOR FINAL COC – 252 HOLDEN STREET**

Assessing Map 238, Parcel 34. DEP File # 183-0650. The reconstruction of the existing home, attached garage addition, associated parking and utilities. The work is located within the 100-foot buffer of BVW. Owner, Wando D’Oliverio.

G Williamson said that they had requested a COC last year but the site wasn’t stabilized. She did a site visit and shared photos, and will instruct the owner to stay out of the 25-foot no disturb zone except to remove the bittersweet. The only outstanding item is that they did not record the extension.

Motion by H Parry, seconded by E Parent TO ISSUE A FINAL COC FOR 252 HOLDEN ST. Approved by a vote of 6-0-0.

### **REQUEST FOR FINAL COC – 274 FISHER ROAD**

Assessing Map 242, Parcel 5. DEP File # 183-0566. Construction of a single-family home, driveway, septic system, associated grading and utilities. A portion of the work is located within the 100-foot buffer of BVW. Owners, Patrick & Chelsea Taylor.

G Williamson shared photos. The site is stabilized but the house was rotated counterclockwise 90 degrees and she did not find a bio-retention area next to the driveway. No as-built plan has been submitted, G Williamson requested a certified statement from the engineer explaining the deviations. This item was continued to a future meeting date.

## **PROJECT UPDATES/OTHER**

### **Greenwood Estates – Common Driveway**

G Williamson and M Scott will attend the Planning Board meeting on May 9<sup>th</sup> to answer questions in regard to the common driveway.

### **Dawson/Industrial Dr Rec Area**

Still waiting on the MassTrails Grant. G Williamson requested that a vernal pool evaluation be done on the area mapped as a potential vernal pool. She stated that she would contact Eco-Tec to get a proposal. Weston & Sampson is working on the MEPA submittal.

### **Main Street Drainage/Powers Rd**

G Williamson said everything looks fine and she asked the contractor to keep an eye on the wattles above the stream.

## **APPROVAL OF MINUTES**

January 11, 2023 and February 8, 2023

Both sets of minutes were continued to the June meeting date.

Motion by E Parent, seconded by L Boucher to ADJOURN THE May 3, 2023 CONSERVATION MEETING AT 9:46 PM. Approved by a vote of 6-0-0.