

**Bolton Conservation Commission**  
**Minutes of Meeting**  
**December 20, 2005**

**PRESENT:** Scott Duhaime, Ed Englemann, Lori Stephenson, Amy Wilson and administrator Carol Gumbart.

**1. Upcoming Meetings** Carol Gumbart said that the Board of Selectmen are holding a meeting on January 5, 2006, to discuss the whether the Town should bring forward the Community Preservation Act at this springs Annual Town Meeting or not. Ms. Gumbart said that the Selectmen would like a representative of the Commission to attend this meeting and they have requested attendance from various other boards such as Affordable Housing, Historic Commission, Park and Recreation, Planning Board. Scott Duhaime expressed an interest in this subject but noted that he is too busy to take on the responsibilities for educating the voters about this article.

**2. Drugee, 289 Sugar Road (RDA)** Scott Duhaime continued the public meeting on a Request for a Determination of Applicability (RDA). Mr. Duhaime said that he and Amy Wilson attended the site visit. Mr. Duhaime said that the area where the work is proposed is mostly lawn that slopes into brush well above the pond. Mr. Duhaime said that it is a previously disturbed area and is close to the road. A motion was made by Scott Duhaime, seconded by Ed Englemann to issue a Negative 3 Determination of Applicability with the conditions that the erosion controls be installed as shown on the plan and that any stockpiling be done within the erosion controls. There was a brief discussion. VOTE: Aye, unanimous.

**3. Minutes** The Commission reviewed the minutes of December 6, 2005. Carol Gumbart reviewed several of the questions/comments that she had on the draft minutes. Ms. Gumbart said that related to the section on Henderson's proposed barn/garage she was not sure whether the Commission gave him enough direction. Ms. Gumbart said that she received a call from Chris Rogers on this subject and that he did get a letter from Craig Martin at Ducharme and Dillis saying that the project location is not within the Water Resource Protection District (WRPD). Ed Englemann said that there is no guarantee but that he could wait until the summer and have a new determination made on whether the stream is perennial or not. The Commission briefly discussed how to access cumulative impact for these types of projects. Mr. Englemann proposed some revision language to the minutes under the heading Wetland Bylaw. Ms. Gumbart will revise the minutes accordingly. A motion was made by Scott Duhaime, seconded by Ed Englemann to approve the minutes as revised. VOTE: Aye, unanimous.

**4. Articles for Town Meeting** Mike Beck was present representing the Bolton Conservation Trust. Mr. Beck said that several years ago Beverly Mentzer was inspired by an article that Warren Wilson had written in the Bolton Common about protecting land and contacted the Trust about 29 acres she owns on the south side of 117. Mr. Beck said that the Trust has negotiated a bargain sale for the property and campaign to raise funds for the purchase is underway. Mr. Beck said that the Trust wanted to bring this to Town Meeting back in 2002 or 2003 but it was requested that they postpone the purchase because of other competing articles going before the Town. Mr. Beck discussed the finances including the need to update the appraisal. Mr. Beck asked the Commission if they would sponsor the article? Lori Stephenson said that her family has always looked at this as a double edge sword since on the one hand they would like to see the

property protected in its natural state but on the other hand they are concerned that the public access to this site might bring intruders into a section of the orchard that does not lend itself well to patrolling for vandalism or theft. Mr. Beck said that the Trust sees this as a great opportunity to protect a very nice tract of land. Scott Duhaime said that this parcel would probably fall into a priority 2 category as outlined in the Open Space and Recreation Plan. Carol Gumbart said that she would send out a map that shows the property and surrounding parcels. A motion was made by Scott Duhaime, seconded by Ed Englemann, to accept the request from the Bolton Conservation Trust to sponsor the article to acquire the Mentzer property. VOTE: Aye, unanimous. Mr. Beck asked if anyone would want to walk the property (or ski or snowshoe). The Commission said that would be a great idea. Mr. Beck will make the arrangements.

Other articles were discussed including the revisions to the Wetland Bylaw and elimination of the Water Resource Protection District (WRPD) Bylaw. Ms. Gumbart asked if she should contact the Attorney General's Office to find out if there are any issues with rescinding the WRPD. Mr. Duhaime suggested that she contact the Massachusetts Association of Conservation Commissions (MACC) too. Mr. Englemann asked whether there was any feedback from the Planning Board with regards to the WRPD. Ms. Gumbart said that Larry Delaney had requested copies of the opinions from Town Counsel and that she provided him with the email correspondence. Ms. Gumbart said that the Planning Board did ask the Commission to provide alternative language for the Farmland and Open Space Residential Development (FOSPRD) and Backland Lot Bylaws to replace the WRPD references. Mr. Englemann asked if the Planning Board would hold hearings in February or March? Ms. Gumbart said that she did not know but they would hold one before Town Meeting and give a report. Mr. Englemann said that the Commission should put together a paper showing the benefits vs. opposing questions.

**5. Budget** Carol Gumbart said that she drafted the budget for FY 07 and that everything was level funded except for the land management line item. Ms. Gumbart said that she needed more input from the Commission on this line item. Mr. Duhaime said that we need lots of new boardwalks including ones at White (off Randall Road), Rocky Dundee and Quail Run. Ms. Lori Stephenson said that we should put one on the Stephenson property too. Mr. Duhaime also suggested that we put up additional open space signs at Rocky Dundee and Ms. Gumbart said that the White family requested one way back when they gave the land to the Town. The Commission also agreed that they want to have a management plan developed for Bower Springs.

**6. Goals for 2006** The Commission agreed that attacking the land management projects would be their highest priority goal in 2006. The Commission discussed in a general manner how to promote conservation in Bolton. Some ideas included holding the Winter Carnival; a road race; a booth at the Bolton Fair; a kiosk at Bower Springs; monthly articles in the newspaper and

**7. Coolidge, 183 Berlin Road** Carol Gumbart asked the Commission if they were comfortable with the response of the Coolidge's, which was to leave the woodchips in place until the spring and then remove them for use on their garden. Ms. Gumbart suggested that she send them a follow up letter confirming their commitment to remove them in the spring.

**8. Powder Hill Road Trail Easement** Carol Gumbart said that she has not had any response to the letter she sent to the owners of 36 Powder Hill Road (Lot 11). Ms. Gumbart said that perhaps after the new year a phone call should be made to follow up. The Commission agreed.

**9. Great Brook Trash Barrel** Scott Duhaime asked Carol Gumbart if she could arrange for the DPW to remove a barrel that was in Great Brook. Ms. Gumbart said that she made the request to DPW already. After discussion and clarification of the location of the barrel Ms. Gumbart agreed to contact DPW again.

Respectfully submitted,

Carol A. Gumbart  
Conservation Administrator