

Bolton Conservation Commission
Minutes of Meeting
April 4, 2006

PRESENT: Ed Englemann, Sarah Greenough, Lori Stephenson, Amy Wilson and administrator Carol Gumbart.

1. Mail/Upcoming Meetings The Commission reviewed the mail folder and noted several upcoming meetings of other Boards that they are interested in.

2. Pondside, Main Street (112-502) Mark O'Hagan was present by appointment with Joe Shivell and Bill Keaton representatives from Toll Brothers and engineer Craig Martin of Ducharme and Dillis. Mr. O'Hagan said that ownership has shifted from Dallamora Brothers to Toll Brothers. Mr. O'Hagan said that the purpose of the meeting is to introduce Toll Brothers and discuss some minor changes they propose making to the plans. Mr. Martin provided new plans to the Commission and said that some of the building footprints have changed so that instead of just 3 and 4 unit buildings there are now a couple with 5 units. Mr. Martins said that they are no closer to any wetlands than with the approved plans. Ed Englemann said that he did not find the changes substantial. Mr. O'Hagan said that the original landscape plan is the same but if anything they are augmenting it. Amy Wilson asked if the Clubhouse is still the same. Mr. O'Hagan said that it is still the same and said that there will be 52 town style units and 8 garden style units. Mr. Martin said that 4800 square feet of Riverfront will be altered but this is not a change and that the impervious area is slightly reduced from the original design. Mr. Martin said that there is no change in the size or flow of the drainage. Mr. Englemann asked if they would still extend the swale. Mr. O'Hagan said that it is still part of the plan. Lori Stephenson recommended that the Commission accept the changes as field changes. Mr. O'Hagan said that the name of the project is now Regency.

3. Huckery, 95 East End Road (RDA) Ed Englemann opened the public meeting on a Request for a Determination of Applicability filed by Patricia Huckery. Ms. Huckery was present with her engineer, John Farnsworth of Delfalco Engineering. Ms. Huckery said that she would like to build a 30'x24' barn within a portion of the 100 foot buffer zone. Ms. Huckery described the lot noting that the house was constructed in the 1960's. Ms. Huckery said that there were pitch pine and white pine in the area of the barn that she had taken out already. Ms. Huckery said that she would be installing a fence for her horse and that she would not be within the first 25-feet of the wetland. Carol Gumbart said that the plans indicated that Ms. Huckery would plant blueberry bushes within the first 25-foot area. The Commission said that they would like to conduct a site visit. Ms. Huckery agreed to stake out the rear of the barn and generally where the fence would be located. The meeting was continued with Ms. Huckery's consent to April 18, 2006, at 7:45 p.m.

4. Town of Bolton, Wilder Pond (between Wilder Road and Route 117) (112-509) Lori Stephenson opened the public hearing on the Notice of Intent (NOI) filed by Carol Gumbart on behalf of the Commission. Ms. Gumbart said that the proposal includes removing the trees from the dam on the Wilder Pond to protect the integrity of the dam. Ms. Gumbart reviewed the proposal she discussed with the tree warden Mark Casse. Ms. Gumbart read the historical excerpt on Wilder Pond provided by Linda Englemann of the Historic Commission. Ms. Gumbart said that Martha Remington of the Historic Commission contacted her since she was

unable to attend tonight's meeting and said that she could send a letter of support if the Commission would like one. The Commission said that they would like it for the file. There was no one from the public present for the hearing. A motion was made by Lori Stephenson, seconded by Ed Englemann to close the hearing. VOTE: Unanimous.

The Commission recommended that Ms. Gumbart draft the Orders of Conditions noting that any tree limbs or trees that fall into the pond be removed.

5. Bedard, Lot 10 Corn Road (112-280) and (112-465) Carol Gumbart said that the Commission has received a request for the Certificates of Compliance (COC) be issued for the two Orders of Conditions on this lot and that the escrow money be released. The Commission reviewed the as-built plans and discussed of the site visit conducted by Ms. Gumbart and Karen Augustine. The Commission recommended that the owner delineate the edge of the buffer zone with deer resistant plants. Lori Stephenson said that they should be sized in at least a 2-gallon container. A motion was made by Lori Stephenson, seconded by Ed Englemann to issue the Certificate of Compliance for 112-480. Vote: Unanimous. A motion was made by Lori Stephenson, seconded by Ed Englemann to issue the Certificate of Compliance for 112-465. Vote: Unanimous. A motion was made by Lori Stephenson, seconded by Ed Englemann to release all but \$600 of the \$5000 escrow to cover the cost of replacing plants. VOTE: Unanimous.

6. Fence and Herbicide at Tower Field and Derby Field Carol Gumbart said that she visited the two fields and that she did not have any concern with fences being installed along the edges of the fields. Ms. Gumbart said that on Derby Field she did not see any poison ivy but she did see some at the rear of Tower Field very close to the wetland. Ms. Gumbart recommended that they revisit the question of spraying the poison ivy when the plants have leafed out and it can be determined better how much herbicide spraying would be necessary. The Commission agreed and asked Ms. Gumbart to contact Terry Boots with their decision.

7. K& L Holding, Hudson Road (112-444) Carol Gumbart said that the owner/applicant has requested DEP to postpone the adjudicatory hearing until June.

8. Land Management The Commission reported on their site walk at Bowers Springs. They said that the large spruce tree that is uprooted by the pond will need to be cut by hand and that it can be limbed and the slash can be spread out off of the trail. The Commission said that this would not require a wetland filing.

Regarding the relocation of the entrance of Bowers Springs, the Commission said three trees need to be cut, gravel added and graded out in order for the access to be shifted over.

Regarding the restoration of the access road, the Commission said about 150 feet of crushed gravel will be added to the roads, the organic material removed from the road will be removed and that the work will need to be hired out.

Regarding the beaver activity the Commission noted that the beaver dam I s impressive. The Commission agreed that we should ask Mike Callahan from Beaver Solutions to evaluate the area the flooded trail and evaluate whether bridges and boardwalks in the flooded areas will likely serve as future dams or not.

9 Town Meeting Preparation The Commission discussed making the ACEC and Zoning Base Map part of the presentation or not. Carol Gumbart will put the maps together.

Respectfully submitted,

Carol A. Gumbart
Conservation Administrator