

Bolton Conservation Commission
April 26, 2016, 7 pm
Town Hall

Present: Brian Berube, Chair; Jeff Larence; Karen Overfield; Liz Luc Clowes; Jim Stone; Lori Stephenson.

7:00 pm - Public Hearing, NOI, David Russell, 115 Wilder Road

David Russell explained that he would like to create a flatter area in the yard by removing a berm. Excess fill will be removed from the site. He is restoring the grade before the railroad berm was put in. Jeff asked about the location of the easement. David said he had not seen the easement plan that Jeff had. Jeff wanted to make sure that none of the work was in the easement area. Brian said that normally the Commission wants to see the 25' buffer left undisturbed, but this is an unusual case. Brian said the Commission wanted to do a site visit and a date was selected. On a motion by Jim, seconded by Karen, the hearing was continued to May 10.

7:15 pm - Public Hearing Knox Trail Council, 75 Hudson Road, NOI - Basketball Court

Hank and Rick from the Knox Trail Council were present and explained they wanted to create a basketball court in an open field area and install a chain link fence. They presented a plan and described the work. The primary impact is to the buffer zone around the pond. The fence will be 10' from the top of the bank. Liz asked how the location was chosen, and it was explained that it was the only suitable site in proximity to the buildings. There will be no lighting. The Commission suggested relocating the court slightly. Hank offered to arrange a site visit. On a motion by Liz, seconded by Jeff, the public hearing was continued to May 10th.

Certificate of Compliance - Lot 4 Nourse Road

Greg Roy explained that they came for a new Order last December because the old Order was expiring. This is a request to close out the old Order because the work never commenced and it is now expired. They would like it off the chain of title. Jim moved a motion to issue a COC for 112-543, Lot 4 Nourse Road, the expired Order of Conditions, as the work was never completed. Liz seconded and the motion was approved unanimously.

7:30 pm - Public Hearing, Knox Trail Council, 75 Hudson Road, NOI - Driveway

Greg Roy was present for the Knox Trail Council and described the proposed work on the driveway and parking area near the dining hall. He explained that runoff from the hill is flooding out the basement level of the dining hall. He described an existing paved apron that goes under the deck. He feels that the grading can be improved to slope away from the building. A 12" drain pipe will be replaced and a low retaining wall will be replaced. They would also like to address the water coming off the hill with a low grassed swale. All of the work is upgradient of the lake in the buffer zone. No new impervious area is proposed. They are proposing a staircase from the elevated deck to provide additional egress. A set of concrete stairs will be removed. No tree removal is proposed. The Commission decided to add this to their site visit list. Brian invited members of the public that were present. On a motion by Liz, seconded by Karen, the public hearing was continued to May 10th.

7:45 pm - 86 Frye Road - Duplicate Certificate of Compliance

Brian noted that this is a request to reproduce a COC. The request was tabled for lack of information. Brian will follow up with Linda.

Public Hearing - Century Mill Road, Lot 1- Scott Goddard

Brian noted that this was continued to tonight, but not put on the posted agenda. The Commission agreed to take it up since it was announced at the last hearing. Scott noted that at the last hearing it was requested that the revised house be staked in the field. He said that this had been done. Brian asked if the revised plan was submitted. Scott reported that it was, along with the summary of the changes, which he highlighted. Jeff said he wanted to go and look at it and wasn't comfortable voting until he did that. He suggested it be added to the site visit list. Brian said he felt the plan was improved. Jeff confirmed that the fence is on the edge of the drop off. Scott said he would prefer not to continue. The Commission discussed the process for issuing the Order which needs to be prepared. It was suggested this get added to the site visit list for next week. Scott asked that a draft Order be prepared for the continued meeting. Jim suggested that at the site visit everyone look at marking the site so that construction won't encroach on resources. Scott requested a continuation to May 10th. On a motion by Brian, seconded by Jim, the public hearing was continued to May 10th at a time TBD.

Building Permit Applications -19 Sampson, 121 Oak Trail, 5 Mt. Wachusett: Brian said he would go to the office and check these in GIS. The Commission was comfortable with this.

Trails Committee Materials Budget - Jeff presented the Committee's proposed expenses. Liz said that they are doing great work, but she wants to see more outreach to the public about trails. Jim suggested the Bolton Independent. Jeff explained the new website. Jeff said that the Committee would report back as projects are completed. Jim moved to approve the budget as submitted and request a report when complete. Liz seconded and it was approved unanimously.

164 Long Hill Road - Certificate of Compliance Request - 112-550 - There is a small pond by the driveway that was supposed to be a rain garden, but appears to function as more of a detention basin. Notes from the file were reviewed. It was noted that there may be issues with hydrology. The Commission agreed to have the homeowners come in for a discussion and continue this discussion at the next meeting.

Fires on Conservation Land - Jeff noted that open fires on Conservation land require approval by the Commission. He noted that the Trails Committee is considering a hike followed by a dinner in the property of the winner's choosing. He asked about having a cooking fire. Lori asked if the Fire Dept needs to issue a permit. Jeff will follow up with them.

Jim moved that the Commission adjourn, Liz seconded and the motion was approved unanimously. The meeting adjourned at 8:42 pm.

Respectfully submitted,

Kathy Sferra
Interim Conservation Administrator