

**MILLIS CONSERVATION COMMISSION  
MEETING MINUTES  
Room 130, Veterans Memorial Building, 900 Main St., Millis, MA**

**July 17, 2017**

The meeting was brought to order at 7:30 p.m. by Anne Rich, Vice-Chair.

The following members were present:

Dr. James Lederer, Chair (arrived 7:35p.m.)  
Anne Rich, Vice Chair  
Ed Chisholm, Christine Gavin, Cara Krinsky

Marta Nover, Nover-Armstrong  
Melissa Recos, BETA Group  
Wayne Carlson, ConCom Volunteer

Members Absent: Tim Chorey, Daniel Lee

Others present: David Faist, P.E., McClure Engineering, 119 Worcester Rd., Charlton  
Thomas Bellefontaine, 224 Pleasant St.  
Shawn Nuckolls, Toll Brothers, 134 Flanders Rd., Westboro  
Scott Miccile, Toll Brothers, 134 Flanders Rd., Westboro  
Ryan O'Rourke, Toll Brothers, 134 Flanders Rd., Westboro  
Austin Turner, Bohler Engineering  
Mark Manganello, 12 Resnick Rd., Suite 1, Plymouth

**NOTICE OF INTENT, PUBLIC HEARING**  
**224 PLEASANT STREET**  
**ELAINE DONOVAN**  
**DAVID FAIST, MCCLURE ENGINEERING, INC.**

The public hearing was opened at 7:30 p.m. by Ms. Rich, Vice-Chair.

Mr. Faist, representing the applicant, presented the application and plans. He stated that the proposed project is for construction of an above ground pool and deck within the 100' buffer zone of a Bordering Vegetated Wetland (BVW). According to Mr. Faist, the residential property was constructed circa 1978 and the existing dwelling is serviced by Town water and an on-site septic system. The wetland resource areas were delineated in the field by Daniel O'Driscoll, PLS and Licensed Soil Evaluator, on June 1, 2017. Mr. Wayne Carlson, representative for the Commission, did review the delineation.

According to Mr. Faist, the property has been under the same ownership for the past thirty-nine years and contains an existing 3,583 s.f/ +/- of backyard disturbance pre-dating the Commission's "50-foot No Disturb Zone." Mr. Faist stated that in order to meet the required Zoning setbacks and Board of Health ten-foot setback from the existing septic system, the proposed pool and deck would be located thirty feet from the edge of the wetland resource area. Therefore, he said, they are requesting a waiver to allow construction of the proposed pool and deck within the 0-50 foot buffer. Mr. Carlson confirmed that the location shown on the plan of proposed pool and deck "is the only place to put it."

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Mr. Faist stated that as compensation, the applicant could re-vegetate an area in the rear of the property. The plan will be revised to show a “buffer strip” of re-vegetation approximately ten feet from the pool for a “No Disturb Compensation Area.”

On a motion made by Dr. Lederer, seconded by Ms. Krinsky, it was voted unanimously at 7:54 p.m. to continue the public hearing to Monday, August 14, 2017, 8:00 p.m.

**DEP FILE#CE225-0398, NOTICE OF INTENT, PUBLIC HEARING, CONT.  
28 EDEN STREET- THOMAS ROCHE**

The public hearing continuation was opened at 7:55 p.m. by Dr. Lederer, Chair.

An email from Mr. Roche, dated June 21, 2017, was received requesting a continuance.

On a motion made by Ms. Rich, seconded by Mr. Chisholm, it was voted unanimously at 7:55 p.m. to continue the public hearing to Monday, September 11, 2017, 8:10 p.m.

**New Business:**

**47 Dover Road**

**Septic System Test Pits**

**Informal Discussion**

**Robert Vey, B.I.G., Norfolk Engineering**

Mr. Vey stated that he met with the Board of Health Director for a new septic system proposed at 47 Dover Road. He would like to dig the test holes and design the septic system in the back yard; approximately twenty feet off the house. After review, the Commission was of the opinion that there were no wetland concerns. Mr. Carlson will conduct a site visit to confirm.

**DEP FILE#CE225-0400, NOTICE OF INTENT, PUBLIC HEARING, CONT.  
84 ORCHARD STREET – GLEN ELLEN SENIOR RESIDENTIAL COMMUNITY  
DEVELOPMENT**

**TOLL BROTHERS, INC.**

The public hearing continuation was opened at 8:00 p.m. by Dr. Lederer, Chair.

Mr. Turner of Bohler Engineering, representing the applicant, presented an update on the additional detail required/requested for the Road J, Emergency Access Road and Road H Construction Detail. He stated that they are in the process of bringing together all comments from all the Boards and filing final revised plans addressing all issues/comments.

Mr. Turner discussed the Open Space Trail Exhibit plan. He stated that they intend to re-use the existing trails with a proposed 10-foot wide mowed trail access. Mr. Turner said that the Planning Board requested that the “black hatched area” on the plan be left as a “meadow area” to be mowed once a year. The area along the river will be “re-naturalized,” he said. According to Mr. Turner, the design “blends the feedback” from the Planning Board and the Commission.

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The Homeowner’s Association will be responsible for maintaining the Open Space, he said. Mr. Turner stated that they expect to get all final materials for review by Nover-Armstrong and BETA in the next one to two weeks and requested a continuance.

There was discussion regarding final review and vote on the applications. Mr. Miccile requested an additional meeting in August, specifically for a vote on the Toll Brothers applications. The Commission agreed to a meeting on Tuesday, August 22, 2017.

On a motion made by Ms. Rich, seconded by Ms. Gavin, it was voted unanimously at 8:41 p.m. to continue the public hearing to Monday, August 14, 2017, 8:10 p.m.

**DEP FILE#CE225-0399, NOTICE OF INTENT, PUBLIC HEARING, CONT.  
ORCHARD STREET – GLEN ELLEN- WATER MAIN EXTENSION  
TOLL BROTHERS, INC.**

The public hearing continuation was opened at 8:41 p.m. by Dr. Lederer, Chair.

Mr. Turner of Bohler Engineering, representing the applicant, updated the Commission on the status of the plan revisions. Ms. Nover had requested additional details.

The plans will be revised; therefore the applicant requested a continuance.

On a motion made by Ms. Rich, seconded by Ms. Krinsky, it was voted unanimously at 8:25 p.m. to continue the public hearing to Monday, August 14, 2017, 8:25 p.m.

**DEP FILE#CE225-0406, NOTICE OF INTENT, PUBLIC HEARING  
ORCHARD STREET – GLEN ELLEN- UTILITY (SEWER) IMPROVEMENTS  
TOLL BROTHERS, INC.**

The public hearing was opened at 8:45 p.m. by Dr. Lederer, Chair.

Mr. Turner of Bohler Engineering, representing the applicant, summarized the application. The proposed project is for utility improvements and extension project within the Orchard Street, Middlesex Street, and Exchange Street right-of-ways. This project is associated with the Glen Ellen Senior Residential Community Development proposed. Mr. Turner described the sewer force main proposed and stated there “will be no betterment charges – the infrastructure will be there if residents wanted to tie in.” Disturbance will be confined to the roadway. He said that the second part of the project proposed is a major upgrade to the Middlesex St. pump station. Mr. Chisholm stated that he would have liked to have seen the floodplain and scour potential for the directional drilling. Mr. Chisholm stated that the applicant should “take a good look at the scour and profile on the Bogastow Brook.” Mr. Miccile stated that they are not going under the bridge; they are going through solid rock so there will be no scour – it is a “non-issue.”

Ms. Nover had submitted a comment review letter, dated July 17, 2017. Mr. Turner stated he will provide responses to her comments and revise the plans for the next meeting.

