

Meeting Minutes

To: Members of Upton Conservation Commission
Cc: Upton Town Clerk
From: Denise Smith, Administrative Clerk
Re: **Minutes of meeting Wednesday, 2/23/11**

Members Attending:

Chris Scott, Marcella Stasa, Tom Jango, Scott Heim, Mike Penko, Sandy Lajoie

Meeting Timeline:

7:40PM Proposed Open Space Dev M. Allen & C. Henderson

- Proposed Open Space Dev off Prospect St; total site is 42 acres; looking leaving 22 for open space (19 acres passive & 4 acres active).
- They've had informal discussions w/ the Planning Board, DPW, Fire Chief and Recreation Com.
- Conventional subdivision plan is required as part of the Open Space application process; 16 lots on 2 roads (cul-de-sacs).
- Open Space plan would have 1 road/cul-de-sac with 14 lots and 2 frontage lots on Prospect St
- Looking to include a small athletic field w/ parking and a trail through the site to connect w/ Pearl St. Request of the Fire Dept is to make the trail accessible for an emergency vehicle. 9' width would accommodate the forest vehicle.
- Plan would have a common leach field which would be managed by the homeowners association.
- Some initial concerns of the Con Com include: width of the path; lots w/ wetlands; crossings and materials to be used for trail/path.

8:00PM Fowler St plan Mark Allen

- This is a Large Lot Frontage Reduction, Special Permit application for 2 lots.
- Conventional subdivision plan is required as part of special permit application. Conventional subdivision is for 3 lots with a small cul-de-sac.
- Applicant will need to file w/ Natural Heritage; concerns as this is a salamander habitat area.
- Proposal would be to limit the work/clear area and utilize existing cart paths to minimize disturbance to the area.
- NOI will need to be filed.

8:20PM Sudbury Valley Trust Laura Mattei & Thai Ha Ngos

- Discussion of the CR & MOU for SWF.
- SVT has lead role but must confer/consult w/ the Town if any problems and must agree on how to resolve issues.
- Town would be responsible for on-going informal monitoring of the CR property; SVT would conduct formal monitoring annually.
- Landowner(s) must notify SVT & Town of any intended activity.
- Legal defense fund is set up w/ language regarding monitoring.
- Amendment of the MOU can be done between the SVT and the Town.
- Funding for Stewardship covers expenses for monitoring including any dealings w/ the landowner(s).
- Different CRs for farm land and forest land.
- Management Plan – language and funding.
- Discussion on Baseline Documentation & Monitoring. Will include a training/workshop including an indoor presentation on GIS/GPS use, mapping skills. Then actual field work to begin the baseline documentation of the CR land. Includes surveying and documenting important features.
- Training is tentatively set for Sunday, April 3, 2011 at 10am at Police Station classroom.

9:05PM General

Meeting Minutes

- Read and approved minutes from 2/23/11

Finances

- Current vouchers signed.
- FY12 budget submitted but no response yet.

OSC/LS

- MS reviewing mission statements and will present for future discussion.

Site visits for following properties on hold until snow level allows:

- 111 Mendon St
- 47 Oak Dr
- 9 Christian Hill Rd

Comment letters:

- 192 West River St "JR Estates"- MP to finalize draft per feedback tonight. Motion to accept comment letter approved.
- Fowler St project
- BVT Site Plan (letter for Planning Board)
- Letter to Planning Board for suggestions of additional info needed for Con Com to review wetlands.

9:20 PM Active Sites

- COC signed for Peppercorn Conservation area (Open Space)
- COC signed for Warren Brook (Open Space)

9:30PM Pending

- 495 Compact Meeting – Thursday 3/3/11 6pm at Fire Station (MS will attend).

9:30PM Meeting Adjourned

Minutes approved on _____

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