

## **Conservation Commission Meeting Minutes 3/22/2023, 7:30 PM**

Commission Members Attending: John Sullivan, Tim Holiner, Amey Moot, Anna Nagy, Christy Violin, Sarah Monaco.

Absent: Jim McLaughlin

Other Attendees: Consultant Agent Janet Bowser, Lori Hagerty, Conservation Office, Dan McIntyre, McIntyre Eng. And Karl Jackson, Allison Campbell Design for 2 Raleigh Rd., Mark Cooperman, EcoTerra Design, 35A Walpole St., Mark Cooperman, EcoTerra Design, James Wallace, Property Mgr., and Jen Stephens, Rob Carlezon, Grady Consulting, for 129/143 Dedham St., Mike S.

### **7:30 Minutes**

Minutes were moved to the end of the meeting.

#### **Notices of Intent**

144-893 35A Walpole St., Baranello, Mark Cooperman and Sarah Rabdau of EcoTerra Design

Mark Cooperman was present for the continued hearing for 35A Walpole St. Agent Bowser confirmed all required information had been submitted. There are 4 waiver requests and she recommended approval with 9 special conditions.

Motion made and seconded to close the hearing. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

Motion made and seconded to waive the 50' no disturb setback regulation. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

Motion made and seconded to waive the 70' no structure setback regulation. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

Motion made and seconded to waive the herbicide prohibition regulation. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

Motion made and seconded to issue a standard Order of Conditions approving the project as presented with 4 findings of fact and 9 special conditions as outlined by the Agent. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

The Commission discussed the waiver fees for the 50' and 70' as being grandfathered under their policy therefore the fees are not due. They discussed the waiver fee to allow herbicide use as also being waived.

Motion made and seconded to waive the waiver fee for the herbicide waiver. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

144-894 129/143 Dedham St., Amelia Farm LLC, Mark Cooperman, EcoTerra Design

Mark Cooperman was present for the continued hearing for 129/143 Dedham St. Also present were James Wallace, Property Manager, Jen Stephens and Rob Carlezon, Grady Consulting. Agent Bowser said the existing paddocks are in already disturbed areas. The request to waive the waivers in the 50' and 70' are under the grandfather policy. There is extensive invasive species management. They are also requesting a waiver for herbicide use. Stormwater information was requested at the last meeting and new information was received. Agent recommended more information is needed, along with Town Engineer review of drainage

calculations. She'll meet with Town Engineer and applicant within the next 3 weeks before the next meeting. Mark will distribute supplemental material. Rob Carlezon and Jen Stephens, Grady Consulting discussed stormwater and that the water will be directed away from the resource areas. James Wallace said the site will be mixed use of property owner and outside horse usage. Agent said if this is a commercial use then the MA DEP Stormwater Regs apply and the applicant will need to submit a complete stormwater report. Jen Stephens discussed a planting plan and will have a list of proposed native plants but not a functional rain garden. Agent Bowser said detailed stormwater calculations are needed for runoff, stormwater and also an Operations and Maintenance Plan. The Town Engineer will provide a thorough review. She recommended an interdepartmental review by Building, Planning, Con Com, Town Engineer, Board of Health and Zoning Board. The applicant requested a continuance to the next meeting on 4/12/23 and the Commission granted the request.

### **Minor Modification Request**

144-872 2 Raleigh Rd., Kunkemueller, Dan McIntyre, McIntyre Eng.

Present were Dan McIntyre, Laura Kunkemueller, Karl Jackson. Agent Bowser stated that she had conducted a site inspection to evaluate existing and proposed modified site conditions and described the minor modification request and recommended approval with the addition of the orange construction fence to the plan. She'll inspect the erosion control compost sock prior to work. Dan proposed a straw wattle to replace the deteriorated compost sock because this is only for landscaping on a level lot. They'll add the orange construction fence.

Motion made and seconded to approve the Minor Modification as presented. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

### **Minutes**

9/14/22

Motion made and seconded to accept the minutes of 9/14/22 as amended. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

9/28/22

Motion made and seconded to accept the minutes of 9/28/22 as amended. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

10/26/22

Tabled to the next meeting on 4/12/23.

### **Discussion**

Letter to Selectmen, Town Land Recommendations-Amey Moot discussed a draft letter to Selectmen with recommendations for Town owned land to be transferred to Conservation Commission land.

Motion made and seconded to recommend the reassignment of ownership of lots as outlined in Amey's document. Roll call vote: Sarah-Y, Tim-Y, Anna-Y, Christy-Y, Amey-Y, John-Y.

The Commission will request to attend a Selectmen's meeting after Town Meeting.

### **Agent's Report**

1. Updates on Active Permits, Compliance, Enforcement & Wetland Protection Issues: Lot 3 Claybrook Rd update on erosion control and construction.

2. Draft Order of Conditions Minor Modification Criteria and Guidelines – Discussion cont. to 4/12/23.

3. Update on Bridge Street/DLCT Land Culvert & Drainage Issues – Agent discussed the collapsed stone culvert with DPW. They'll replace a 15" pipe with a 24" plastic pipe. It's a maintenance exemption so no filing. Swales will be cleared on each side of the culvert. Agent will monitor.
4. Update on Tree Preservation Committee & March 11th Public Forum – Committee received mixed feedback. Conway school students are finishing their report. The Committee looking for 3-4 nice tree cover pictures in Dover.
5. Update on Algonquin Gas Line Maintenance Work Along Charles River and Claybrook Rd. – Maintenance work of surveying and tree trimming to allow vehicle access for maintenance work to begin in June. Agent Bowser will monitor the project and keep the Commission updated on its progress.
6. 12 & 14 Miller Hill Road - Update Re: Report of Tree Removal Violations in Buffer Zone – owners 36 Farm St and 14 Miller Hill are in discussions about the tree removal. Agent sent a Cheney Eng. plan prepared for the owners of 36 Farm St. with tree removal shown. Some trees in buffer zone. Agent recommended letter to all involved and/or impacted property owners and invite to a meeting. Anna Nagy suggested this be run by Town Counsel prior to sending a letter. John agreed. Town Counsel will be contacted to discuss.

Adjourned 9:20

Documents:

35A Walpole St:

EcoTerra Design supplemental material 3/13/23, Mark Cooperman

Grady Consulting LLC Plan 10/14/22

Christie Dustman & Co. Plan 9/12/22, 9/27/22

129/143 Dedham St:

EcoTerra Design supplemental material 3/14/23, Mark Cooperman

Matthew Cunningham Landscape Design, Diagrams 3/15/23

Grady Consulting LLC rev. Site Plan 3/15/23

2 Raleigh Rd Minor Modification Request:

Minor Mod Landscape Plan & Narrative, Allison Campbell Design, rev. 3/9/23

McIntyre Eng. Site Plan, Dan McIntyre, rev. 3/21/23

Narrative Req. for Minor Mod., McIntyre Eng. 3/22/23

Amey Moot draft letter to BOS March 2023

Minutes 9/14/22, 9/28/22, 10/26/22

36 Farm St. Existing Stump Plan Cheney Eng. Rev. 3/3/23

Agent Bowser Regulatory Review Report and Recommendation Memo 3/19/23

Agent's Bowser's Comments on Commission's Draft 9/14/22 and 9/28/22 Meeting Minutes

Agent Bowser's email dated 3/18/23 Re: 36 Farm St., 12 & 14 Miller Hill Road - Updated Information and Documents Related to Tree Removal Violations in Buffer Zone as provided by representatives of the 36 Farm Street property owners.

Agent Bowser's email dated 3/17/23 Re: Bridge Street Culvert Repair/Replacement Project by DPW

Agent Bowser's email dated 3/20/23 Re: Algonquin Gas Line Maintenance Work Along Charles River and Claybrook Rd.

3/22/23 Conservation Minutes