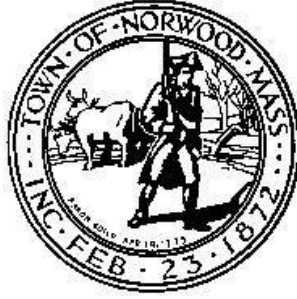


CONSERVATION COMMISSION
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**ENVIRONMENTAL PLANNER/
CONSERVATION AGENT**
HOLLY JONES, MSCI

ADMINISTRATOR/OFFICE MANAGER
LYNN MARCHAND

Conservation Commission Meeting Minutes

June 1st, 2022

7:30 P.M.

Present: Stephen Washburn, Catherine Walsh, Carly Rocklen, Peter Bamber, John Gear, Kelsey Quinlan

Also Present: Holly Jones, Environmental Planner/Conservation Agent.

The June 1, 2022, meeting was held remotely using GoToMeeting software.

The meeting was called to order by Chairman Stephen Washburn at 7:30 p.m. followed by a roll call.

Public Hearings:

- 505-537 University Ave, Request for Determination of Applicability N2022-06**
Applicant: Metropolitan Cabinets and Countertop Representative: Theo Kindermans of Stantec
Project Description: Building expansion in existing parking lot in the buffer zone of a bordering vegetated wetland.

Mr. Kindermans is here as the representative and shares his screen to a Google Maps photo. In 2016 they filed a NOI that was finalized. One part of the expansion is entirely in the existing parking lot and a small part of the addition is behind the building. Mr. Kindermans shares the plan from Stantec on his screen highlighting where the resource areas near the buffer zone will have work done. An RDA was filed, and stormwater management could be better, so they went through drain analysis and all of the stormwater standards that was emailed to Ms. Jones late this afternoon. No direct impact on stormwater flow or direction. Water goes straight to the parking lot into a drain well, soil is too bad to do a rain garden so they will provide a storm ceptor in the parking lot.

Ms. Jones states that the request is an RDA that could be issued a negative determination with specific conditions attached or issue a positive RDA with a request for an NOI. Initially Ms. Jones commented that when she got the original filling the plan did not have the stormwater improvements on it that it now has. Ms. Jones states that there are not the same usual things the Commission thinks of when protecting wetlands because of the buildings preventing things such as erosion control. The question for the Commission is whether they want a more formal NOI or a somewhat less formal RDA.

Mr. Bamber asks if Ms. Jones could elaborate on the conditions. Ms. Jones responds stating they could issue a negative RDA so long as certain conditions are stated, if the commission issues a positive RDA Mr. Kinderman will be back in front of the Commission with an NOI which will have comments from the DEP on it and that can be approved and would be a more formal process. Ms. Jones gives examples of common reasons to issue a negative RDA, citing small projects.

There is no remote comments or members of the public looking to speak regarding this request.

The Chairman states that Mr. Kindermans spoke about the soils on the site and asks him to expand upon the fact that infiltration will either be difficult or unlikely to occur. Mr. Kindermans states that with the first RDA that was filed Ms. Jones stated she wanted to see more about stormwater so they looked at the soil map closer and that the drainage swale should be expanded to make it a stormwater feature, specifically a rain garden, but there is standing water there that could not be infiltrated, which is why they choose a storm ceptor. Mr. Kindermans states that because of the poor drainage that groundwater change is expected to be minimal.

The Chairman states that with the improvements to the plan it seems there has been some acknowledgement of the suggestions Ms. Jones provided and that he would be comfortable moving forward with the negative RDA and asks Ms. Jones what suggestions would be added to the negative RDA if they were going to move forward.

Ms. Jones suggests conditions including that the project is built per the plan shown in the meeting, that erosion controls are erected both in the catch basins and between the wetland and the portion of the site that does not have an obvious structure, that contact information of the people responsible for working on the site would be forwarded to the conservation office before starting work, that the conservation office be notified on day prior to the installation of the stormwater management

features, and that after the plan goes to the Planning Board if any changes are requested by them that the changes also be approved by the Commission or Ms. Jones herself.

Mr. Bamber asks why the Planning Board meeting is meeting after their meeting. Mr. Kindermans responds that the way the filing and dates worked out the Planning Board meeting is next Monday to review the plans. Mr. Bamber is concerned because ConCom is supposed to go last and what if the Planning Board disagrees and there is a whole different plan that needs to be promoted. Mr. Kindermans responds then they will be back, but Mr. Bamber does not want to make it a habit of going before. Ms. Jones states her preference is for the two boards to meet at around the same time so they can work together, the request can be continued to the next meeting or can just include the condition that if changes are requested in the Planning Board meeting, then the changes will be brought in front of the Commission.

Ms. Rocklen asks a question about soil and potential rain gardens versus underground stormwater treatment structures, specifically referring to the Boston Skating Club stormwater structures and was wondering if the soil in this area was different because it worked nearby at the Skating Club and if its beneficial to have stormwater treatment out in the open versus underground. Ms. Jones responds she is not sure about the soil difference, but one difference is that the Skating Club was not a redevelopment it was just a new building with no impermeable surface there, so they had different stormwater standards to meet. Mr. Kindermans adds that below grade structures are used for detention to hold the water back and release it slowly and infiltration.

Mr. Gear states that historically any filing at all had to go through other boards specifically the Planning Board before it came to the ConCom. Ms. Jones states she takes responsibility for not communicating as she was not fully aware of that protocol.

Ms. Walsh states that the condition Ms. Jones suggested protects the ConCom from any changes made and it may be redundant for them to come back. Mr. Bamber prefers the continuation.

Motion: Mr. Bamber made a motion to continue the hearing until June 15th.

Mr. Gear seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

Wetland Issues & Updates:

1. Request for Certificate of Compliance, DEP File No. 251-0526, 259A Dean St.

Ms. Jones states that this is the light department on Dean St, they expanded their building in an already impervious surface and describes what the ConCom required, stating the site looks good and no impact to the riverfront. There was a small patch of isolated Japanese knotweed, but the applicant was amendable to fixing that.

Mr. Kelan Koncewicz confirms Ms. Jones did an excellent job summarizing.

Motion: Mr. Bamber made a motion to issue a certificate of compliance.

Ms. Walsh seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

Conservation Commission Business:

1. Access Road at Pezwick Park update

Ms. Jones states that Ms. Rocklen, Ms. Gear, Mark Ryan, and Lee Leach came along to look at the access road and talk to the contractor. A summary of the conversation is in the meeting notes; the main proposal is that the current access road is tall and leveling down to make it less thick and less wide and bringing excess material into park area and down the trail to lengthen it would be ideal. Some things discussed to be cautious of is putting asphalt millings on top of the road to keep the dust down and whether that would have implications for water quality pollution which seems to have a mix of research on.

Ms. Rocklen adds that it seemed like DPW wanted to have a hard surface to be able to have trucks to be able to drive on and service the sewer and allow people easier access to walk through. Mr. Gear states his only concern now is what Ms. Jones stated about the millings so maybe something else could be used to keep the dust down. Ms. Jones states from a logistical perspective she prefers to not do the millings because it requires too much movement with the grants. Mr. Bamber agrees with Ms. Jones and the Chairman also does; asking what type of risk exists leaving it as is and Ms. Jones states that when a truck drove on it picked up dust but when trucks are not driving on it there seems to be little issue. The Commission decides to tell the contractor to try to take down the height and spread it further while making sure its graded and not creating a substantial berm. Mr. Bamber agrees and does not anticipate there being a lot of truck traffic down there after construction is done. Ms. Rocklen recalls Mr. Flynn mentioning mud as a potential issue and asks if that is a concern. Ms. Jones responds that he did say it could get muddy but has not seen a problem with the road there. Mr. Gear states if the contractor is willing to reduce the depth and narrow the

road and move the material where it can be used that is going to mitigate a lot of mud and there is a good gravel base there that will cause the mud not to be a major problem. Mr. Ryan indicated that 2-3 times a year they would go down there with trucks so does not seem like too big of a deal.

2. **Endean Orchard Subcommittee update**

Ms. Jones states the field was mowed over the weekend and some more weed whacking might be done in the area. The nursery shrubs were going to be ordering shrubs from was out until June which would not be ideal for watering so hopefully, they will be available in the coming months, and the peas are growing. The Chairman remarks that the community garden purchased a weed whacker they are sharing with the Orchard which is kind.

3. **CPC report**

Ms. Walsh states that there were some personalized grant letters created by Kristen and presented to Town Meeting. The needs assessment was last done in 2019 so there was conversation about Kristen reaching out to individual departments to try and get some more input and there may be a final draft by the end of the summer with a public hearing in September. The financial report was clear and great and was done with Joe Greeley's assistance that was a few months in the works. There is a template Project Status Update that was created for all grant awardees that will allow for more consistent reporting of projects. There was also a brief discussion about some pre-signage about the Bernie Cooper Park that seems like it will be discussed more in the next meeting.

4. **Agent update**

Ms. Jones states the Aquatic Vegetation Management at Ellis and Hawes has been under way with visits from Water and Wetlands to both in the last few weeks. At Ellis there has been a start to routine engineering maintenance planning schedule with a dive inspection and a toe drain that both look good. Dam removal is wrapping up and should be done by early July and there is an upcoming event June 14th as a wrap up event with NepWRA as part of the dam removal which will give neighbors information, a tour, and discussion of ecological and plant benefits and brainstorming what people may like to see at the piece of conservation land in the future. The Trails Committee has agreed to purchase ADA acceptable picnic tables for Pezwick Park.

5. **Minutes**

No minutes for review in the materials.

Adjournment:

Motion: Mr. Bamber made a motion to adjourn.

Ms. Walsh seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

Meeting adjourned at approximately 8:26 p.m.

Next remote meeting: June 15, 2022, at 7:30 p.m.

Respectfully submitted by Olivia Haglund.