

**HOLLISTON CONSERVATION COMMISSION  
APPROVED Meeting Minutes**

**Date:** March 26, 2024  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation (Zoom)

Present: Ann Marie Pilch, Chair; Eilish Corey, Vice Chair; Sneha Narayanan, Utah Nickel, Allen Rutberg, Commissioners.  
Ryan Clapp, Conservation Agent.

Absent: Matthew Clark, Nicole Smith, Commissioners.

**Ann Marie Pilch, Chair, opened the meeting at 7:30 PM.**

**A. Pilch read the following into the record:**

Pursuant to the Governor's July 16, 2022 Act relative to extending certain COVID-19 measures adopted during the state of emergency suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, the Holliston Conservation Commission will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage as soon as possible in accordance with keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting.

At this time, a roll call attendance vote will be taken.

M. Clark:	Absent
E. Corey:	Present
U. Nickel:	Present
N. Smith:	Absent
S. Narayanan:	Present
A. Rutberg:	Present
A. Pilch:	Present

1. **General Business.**

- a. Review of meeting minutes.
  - **A. Rutberg made a motion to approve the minutes of 3/12/2024 as edited. S. Narayanan seconded the motion. A roll call vote was taken.**

<b>E. Corey:</b>	<b>Aye</b>
<b>S. Narayanan:</b>	<b>Aye</b>
<b>U. Nickel:</b>	<b>Aye</b>
<b>A. Rutberg:</b>	<b>Aye</b>
<b>A. Pilch:</b>	<b>Aye</b>

- b. Review of Community Farm Conservation Restriction.

- R. Clapp reviewed the draft Conservation Restriction for the Community Farm. A. Scibelli, from the Sudbury Valley Trustees, was present to answer any questions from the Commission.
- A. Scibelli noted that the next step would be to have the Select Board approve the Conservation Restriction, and then send it to the State for review.
- **E. Corey made a motion to approve the draft language in the Conservation Commission and to have the Select Board review the Conservation Restriction. A. Rutberg seconded the motion. A roll call vote was taken.**

**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**A. Pilch:** Aye

- c. Tree Removal: adjacent to #511 Washington Street.
- R. Clapp reported that he had received additional information from the homeowner at #511 Washington Street confirming that the trees in question were Trees-of-Heaven, and presented the photographs to the Commission.
  - E. Corey noted that if the trees seemed to be relatively healthy, despite being invasive, the Commission may want to consider not removing them.
  - R. Clapp suggested that the Commission reach out to arborists to get a hazard evaluation of the trees. The Commission agreed with this approach. A. Pilch will provide R. Clapp with the name of a tree company that may be willing to do this work.
- d. Correspondence received.
- R. Clapp reported that he had received complaints about tree cutting at #44 Peter Street. He has visited the site and met with the property owners and confirmed there were no wetland issues with the tree cutting.
  - R. Clapp reported that he had received an email expressing concerns about the project in front of the Zoning Board at 14 Fiske Pond Road. The vernal pool flagging appears inaccurate, and he will be meeting with Dan Wells from LEC Environmental tomorrow morning.
  - A. Pilch noted that N. Smith has started a new job with new responsibilities. She will likely have to resign from the Conservation Commission, but not yet.
  - S. Narayanan provided an update on the Open Space and Recreation Plan. She has met with R. Clapp and K. Sherman, and E. Corey will update the GIS section. A. Pilch will be coordinating with the Open Space Committee for the survey section of the plan.

## 2. Public Hearings/Public Meetings (beginning at 8:00 PM)

### **D-751: Request for Determination of Applicability: #623 Winter Street (Assessors Map 11-8-139).**

- R. Truax presented the project to the Commission. The applicant proposes the construction of a new house outside of the buffer zone, but the septic system is proposed within the buffer zone, with a small encroachment into the 50' No Disturbance Zone. The wetlands are small and isolated, and were almost missed during the initial site survey.
- E. Corey asked if the isolated wetland could function as a vernal pool. R. Truax noted that it does not, as there were no biological signs of a vernal pool, and the wetland was too small to hold water for the appropriate amount of time.
- A. Pilch recommended that native trees be planted in the buffer zone for mitigation. R. Truax will revise the plans accordingly.
- **A. Rutberg made a motion to issue a Negative #3 Determination for #D-751: #623 Winter Street. S. Narayanan seconded the motion. A roll call vote was taken.**

**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**A. Pilch:** Aye

- **D-745: Request for Determination of Applicability: #157-165 Lowland Street (Assessors Map 9-3-16.1).**

*Continued from 11/14/2023.*

- R. Clapp reported that the applicant had requested a continuance until 4/9/2024.
- **E. Corey made a motion to continue D-745: #157-165 Lowland Street until the meeting on 4/9/2024. S. Narayanan seconded the motion. A roll call vote was taken.**

**E. Corey:** Aye  
**S. Narayanan:** Aye  
**U. Nickel:** Aye  
**A. Rutberg:** Aye  
**A. Pilch:** Aye

**DEP #185-957: Notice of Intent #157-165 Lowland Street (Assessors Map 9-3-16.1).**

*Continued from 3/12/2024.*

- G. Connors reviewed the additional information submitted to the Conservation Commission. Lord Environmental has tested the berm on behalf of the applicant in six locations and confirmed the contents to be clean fill with no contaminants.
- A. Pilch asked if G. Connors could clarify the amount of impervious surface onsite pre- and post-development. G. Connors will provide this information.
- A. Pilch asked if there was a plan for the restoration plans. G. Connors noted that he believed he had submitted a plan showing the plantings, but will resubmit this material to the Commission.
- A. Pilch noted that in the CMG Peer Review for the Planning Board includes several items that are recommended as conditions for the Planning Board, which would also be in the Commission's interest to incorporate into an Order of Conditions.
- A. Pilch believes that there will need to be regular monitoring of the catch basins and stormwater management system and reports submitted to the Commission on a regular basis. She also requested that the Agent be allowed to have unannounced visits to the site. G. Connors expressed no issues with these suggestions.
- A. Pilch also suggested that only those vehicles belonging to the company and employees be parked onsite, and that machinery be stored inside. G. Connors noted that the stormwater management system has been designed to manage the type of business proposed and the runoff it generates.
- R. Clapp reported that N. Smith had asked for a copy of a contract and procedures for the cleaning of the vehicles, and if there could be copies of maintenance records for the vehicles. G. Connors will take these questions under advisement.
- A. Pilch noted that it appears that this project could be relocated to a location onsite outside of the Riverfront Area. G. Connors noted that in the areas outside of the Riverfront Area, there are materials that are stored that will need removal, but there is no further plans for that location. However, he believes the project location is compliant with the regulations.
- R. Clapp reported that he has received written comments from A. Szabatura and C. Hafford.
- L. Thieler, 17 Norland Street, expressed concerns about the fragile water system in Holliston. She expressed concerns that the project is proposed over a Zone II and the effects on the water supply.

- K. Bailey expressed frustration that the project has progressed this far, given the environmental and water concerns. He noted there was no original permit to build the berm, and noted that it was built illegally and with poor design. He asked if the berm is considered impervious, noting that the purpose of it is to prevent flow. A. Pilch noted that per the regulations, it is considered pervious surfaces. K. Bailey also expressed concerns about the maintenance of the vehicles, concerned that they were treated with diesel fuel as a releasing agent. E. Corey added that this treatment with diesel fuel is illegal and can carry a large fine and cleanup effort.
- H. Oliveira believes that this project is compliant with the regulations, and noted that they are simply proposing improvements to the site. He confirmed E. Corey's statement that the treatment with diesel is illegal. He also agrees that a condition preventing vehicle washing onsite is appropriate.
- A. Szabatura, Noel Drive, noted that there are new stormwater regulations that have changed how the 100-year floodplain is regulated. E. Corey noted that the regulations are only in draft form, and are not expected to be promulgated until the fall. A. Szabatura also expressed concerns about contaminants throughout the site due to decades of asphalt recycling and the leaching of chemicals into the soils, putting the aquifer at risk.
- **S. Narayanan made a motion to continue DEP #185-957: until the next meeting on 4/9/2024. E. Corey seconded the motion. A roll call vote was taken.**

<b>E. Corey:</b>	<b>Aye</b>
<b>S. Narayanan:</b>	<b>Aye</b>
<b>U. Nickel:</b>	<b>Aye</b>
<b>A. Rutberg:</b>	<b>Aye</b>
<b>A. Pilch:</b>	<b>Aye</b>

**S. Narayanan made a motion to adjourn at 9:25 PM. A. Rutberg seconded the motion. A roll call vote was taken.**

<b>E. Corey:</b>	<b>Aye</b>
<b>S. Narayanan:</b>	<b>Aye</b>
<b>U. Nickel:</b>	<b>Aye</b>
<b>A. Rutberg:</b>	<b>Aye</b>
<b>A. Pilch:</b>	<b>Aye</b>

***\*\*All documents shall be kept in the Conservation Commission Office files\*\****