



TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Conservation Commission

MEETING DATE: July 21, 2021

TIME: 7:30 PM

PLACE: Grange Hall, Town Hall, 29 Middle Road, Boxborough MA

7:30 Call to Order

TOPICS EXPECTED TO BE DISCUSSED (AGENDA):

Review Minutes and Correspondence New Business

For review and approval: Minutes July 7, 2021

CoC 113-281REISSUE 61 Coolidge Farm Rd

Invoice KP Law \$117.00

Committee Reports: Chairman's Reports (Reip)

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

7:45 pm Status of Enforcement and Compliance Concerns

Ongoing: 199 Middle Road EO

313 Mass Ave OOC compliance and COC status

498 Stow Road encroachment

1102 Massachusetts Ave. EO

650 & 674 Mass Ave – EO Status

Invasives Management

Calendar: Aug. 4, 2021

Aug. 18, 2021

Correspondence:

ZBA request for comments 871 Mass Ave.

ZBA request for comments 432 Stow Rd.

Email update 650 & 674 Mass Ave



**TOWN OF BOXBOROUGH
NOTICE OF PUBLIC MEETING
Meeting Minutes**

Conservation Commission
July 7, 2021
7:30 PM
Grange Hall, Boxborough Town Hall, 29 Middle Road

Approved:

Members Present: Dennis Reip (Chair), Norm Hanover, David Koonce, Steve Schmitt, Hoff Stuart, and David Follett at 8:08 PM.

Members Absent:

At 7:34 PM, Dennis called the meeting to order.

Motion was made by Dennis, seconded by Norm and voted unanimously to approve the minutes of June 16, 2021, as amended.

Motion was made by Dennis, seconded by Steve and voted unanimously to approve payment of Places Associates invoice of \$270.00 for services related to 100 Codman Hill Road.

Motion was made by Dennis, seconded by Steve and voted unanimously to approve payment of \$705.00 to MACC for dues.

Motion was made by Dennis, seconded by Norm and voted unanimously to approve payment of Oxbow Assoc. invoice of \$1600.00 for services related to the Massachusetts Avenue sidewalk.

Correspondence:

Rose Gage, Community Services Coordinator, emailed regarding the deadline for submission of articles for The Boxborough Bee.

Dept. of Public Works email regarding street paving.

Town Planner Routing Sheet for comments: Arranta Bio for Site Plan Approval at 1414 Massachusetts Avenue. The Commission will resubmit comments previously provided on Feb. 7th for this location.

Town Planner Routing Sheet for comments: Boxborough Town Center LLC for Definitive Subdivision Plan for Priest Lane. Any work in the Commission's jurisdiction will require the filing of a Notice of Intent.

595 Depot Molly Obendorf / Kanniard inquiry about donating the parcel. The Commission is interested in accepting this donation.

Land Stewardship Committee Discussion

Mowing, Trail Head Signs, Motor Vehicle Access, General Maintenance

David Koonce will draft a memo for the Department of Public Works advising areas at Rolling Meadows to remain unmowed until October 15th.

Dennis reported on evidence of motor vehicle access at Flagg Hill. Norm will notify the Police Department of the Commission's concern.

Update Open Space and Recreation Plan (OSRP)

Dennis will speak to the Town Planner about getting started with drafting the update, in particular about hiring Metropolitan Area Planning Council to lead the effort.

At 9:54 PM, motion was made by Hoff, seconded by Dennis, and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes June 16, 2021

Invoices

Correspondence

CONSERVATION COMMISSION V. MIKHLIN

06/29/2021	AAW	EXCHANGE E-MAILS WITH SUPERIOR COURT CLERK RE: PRELIMINARY INJUNCTION HEARING.	0.30	58.50
06/30/2021	AAW	EXCHANGE E-MAILS WITH SUPERIOR COURT CLERK AND DEFENDANT RE: PRELIMINARY INJUNCTION HEARING.	0.30	58.50
		SUBTOTAL:	<hr/> 0.60	\$117.00



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Dorner Law & Title Services, PC

Name

2254 Main Street

Mailing Address

Concord

City/Town

MA

State

01742

Zip Code

978-266-9666

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Northwest Structures Inc.

Applicant

7/12/95

Dated

113-281

DEP File Number

3. The project site is located at:

61 Coolidge Farm Road

Street Address

Boxborough

City/Town

18

Assessors Map/Plat Number

117-000 - Lot 15

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Acton-Boxborough Realty Company

Property Owner (if different)

Middlesex

County

1149 / 1062

Book

114 / 106

Page

992932

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

Lot 15

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



BOXBOROUGH PLANNING DEPARTMENT
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 • Fax: (978) 264-3127
www.boxborough-ma.gov

July 8, 2021

APPLICATION REVIEW REQUEST

	Application Packet	Notice Only	N/A
Board of Selectmen	X		
Board of Health	X		
Building Department	X		
Conservation Commission	X		
Consulting Engineer	X		
Fire Department	X		
Historical Commission	X		
Housing Board	X		
Littleton Electric Light Department	X		
Planning Board	X		
Police Department	X		
Public Works Department	X		
School Committee	X		

Application: ZBA Special Permit to alter a pre-existing nonconforming structure.

Address: 432 Stow Road

Applicant: Rebecca and Stefano Caprara

Comments Needed By: Thursday, July 29, 2021

Project Description: Home addition to replace existing breezeway and connect existing home to existing garage.

If you have any questions or need additional information for your review, please do not hesitate to call or email me at mnadwairski@boxborough-ma.gov. Thanks.

Mary O. Nadwairski
Planning Dept. Admin. Asst.



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Historical Commission	X		
Housing Board	X		
Littleton Electric Light Department	X		
Planning Board	X		
Police Department	X		
Public Works Department	X		
School Committee	X		

Application: ZBA Special Permit to extend a pre-existing nonconforming use.

Address: 871 Massachusetts Avenue

Applicant: High Quality Landscape & Construction

Comments Needed By: Thursday, July 29, 2021

Project Description: Requirement of Site Plan Approval issued June 21, 2021

If you have any questions or need additional information for your review, please do not hesitate to call or email me at mnadwairski@boxborough-ma.gov. Thanks.

Mary O. Nadwairski
Planning Dept. Admin. Asst.

Mary Nadwairski

From: Nick facendola <nfacendola@leveldg.com>
Sent: Thursday, July 15, 2021 9:25 AM
To: Mary Nadwairski
Subject: RE: 650 & 674 Mass Ave EO

Mary,

I will be working on the filing for this. Armand will no longer be running point for the property owner as he has some health issues that he needs to deal with.

I am now just getting my feet under this situation and need to gather all the historic site information. I will be coming up to Boxborough today to submit additional information for 1414 Mass Ave and would like to review the Con Com, Planning, and Building Files for the properties if possible. If the Board of Health records are available I would also like to review those.

As far as a filing goes, I am at least 3 weeks out from being able to file anything. I will need to review the record plans, field survey the disturbed area, and coordinate with my wetland scientist on the impacts of the work that has been done. My plan is to review the record information as soon I get it and write the Commission a letter with details on what we would like to do and provide an accurate permitting time line.

Nick Facendola, P.E.
Principal

249 South Street, Unit 1
Plainville, MA 02762
508.695.2221 508.695.2219 (f) 508.838.1803(c) nfacendola@leveldg.com
https://urldefense.proofpoint.com/v2/url?u=http-3A__www.leveldg.com&d=DwIFAw&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=TvejZiSlcCORTMjEUPyGdKMdhMuG00Om7Wx3u8NHpkg&m=DXeLbaW9i1WrSSTVI2QbnWSBH49OXO4DGI4tqt_ril8&s=zU3Wauot07mDiZuESBbvaj9OKMqNGAn1iC8TsPSoCQU&e=

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-----Original Message-----

From: Mary Nadwairski [mailto:MNadwairski@boxborough-ma.gov]
Sent: Tuesday, July 13, 2021 11:49 AM
To: Nick facendola <nfacendola@leveldg.com>
Subject: 650 & 674 Mass Ave EO

Nick

Last week when you were in the office, we spoke about the attached Conservation Commission's Enforcement Order at 650 / 674 Mass Ave.
The deadline for filing is July 15, 2021.

You mentioned conversationally that you were aware of the situation.
Can you tell me if you will be working on filing an NOI?

Mary O. Nadwairski

Admin. Support

978.264.1722

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-----Original Message-----

From: Mary Nadwairski

Sent: Wednesday, July 7, 2021 3:10 PM

To: 'Nick facendola' <nfacendola@leveldg.com>

Subject: 650 & 674 Mass Ave EO

Nick

On June 16, 2021 the Commission discussed the EO and the Chair sent an email to Armand with a new deadline of July 15, 2021.

Mary O. Nadwairski

Admin. Assistant

978.264.1722

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