



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

Conservation Commission  
January 19, 2022  
7:30 PM  
Zoom

Approved: Feb. 2, 2022

Members Present: Dennis Reip (Chair), Dave Follett, Norm Hanover, Liz Markiewicz, Steve Schmitt and Hoff Stuart

Member absent: David Koonce

At 7:32 PM, Dennis called the meeting to order and noted this meeting is being conducted via Remote Participation, pursuant to the Governor's Executive Order due to the current outbreak of Covid-19.

Motion was made by Norm, seconded by Hoff and voted unanimously to approve the minutes of January 5, 2022.

Dennis - yes, Dave - yes, Norm - yes, Steve - yes, and Hoff - yes. Liz recused.

#### Correspondence

By letter, Lynn Stahlberg commented about the Hill Road trail entrance to the Patch Hill property. She mentioned a need or desire for 4 to 6 parking spots for people who want to walk dogs at Patch Hill from this entrance location. Liz and Norm will work to develop options for more parking. They will also review how to improve visibility of the large sign (4' x 2') near the road.

By email, the Commission received notification from Phyllis Campbell of the right of first refusal for 95 and 105 Sargent, acreage currently classified as forestry pursuant to Chapter 61 of MGL. The notification included a copy of the Purchase and Sale Agreement for \$1,250,000.00. Dennis reviewed the past evaluation of this property by the Commission and their interest in it. He also mentioned the Town of Boxborough's options under the "Right of First Refusal". Commission members spoke favorably about recommending to the Select Board the purchase of the properties. Research will be needed for this effort.

Motion was made by Dennis, seconded by Hoff and voted to approve expenditure not to exceed \$900.00 for legal services.

Dennis - yes, Norm - yes, Liz - yes, Steve - yes, and Dave - no, Hoff - no.

Discussion: 650 and 674 Massachusetts Avenue Enforcement Orders and Restoration Plans

Dave gave an update on the opinion of the Department of Environmental Protection about using the previous Order of Conditions and "as built" plans as the benchmark conditions.

Nick Facendola of Level Design Group, representing the property owner, expressed his opinion that the “as-built” plan for the septic system for 674 Mass Ave. does not include updates to the site grades taken before the septic system was installed and current grades are close to the plan. The Commission agreed with that observation and conclusion. Nick will contact DEP directly to discuss concerns and recommendations.

The applicant wants to restore the “cart path” access to the leaching field.

Nick made the comment that some of the observations made by Places Associates lacked enough detail to be useful to the applicant. Places will be asked to provide specific details directly to Nick.

The discussion of the restoration plan will continue at the next meeting on Feb. 2, 2022 at a time to be determined.

Bruce Ringwall was present on behalf of Meridian Homes to discuss his Request for a Certificate of Compliance at 205 Flagg Hill Road.

The Commission will take this up at their next meeting.

At 10:11 PM, motion was made by Hoff, seconded by Dave and voted unanimously to adjourn.

Dennis - yes, Dave - yes, Norm – yes, Liz – yes, Steve – yes, and Hoff – yes.

Documents used during this meeting:

Agenda

Draft Minutes Jan. 5, 2022

Correspondence

Parcels Priority Draft List for OSRP (4/2/2014)

Town of Boxborough Open Space and Recreation Plan 2015 - 2022