



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

Conservation Commission
April 19, 2023
7:30 PM
Grange Meeting Room, Town Hall

Approved: May 3, 2023

Members Present: David Follett, David Koonce, Norm Hanover, Lucy Indge, Liz Markiewicz, and Steve Schmitt

Member Absent: Sam Anderson

At 7:30 PM, Liz called the meeting to order.

Motion was made by Norm, seconded by Lucy and voted unanimously to approve the minutes of April 5, 2023

Discussion: 1414 Massachusetts Avenue
Draft Environmental Impact Report (DEIR) for Massachusetts Avenue Research Campus (MARC) submitted to the state's Executive Office of Energy and Environmental Affairs by Epsilon Associates.

Liz provided copies of Figure 1-6 of the DEIR.

In May 2021 the Commission issued an Order of Resource Area Delineation 113-566. The Commission discussed the details of the resource areas in the project area. Some uncertainty exists as to vernal pools and intermittent streams. Cindy Markowitz, Planning Board member, described their work and the MEPA process. Comments are due by May 10, 2023. Liz and David Koonce will compile the Commission's comments, especially those relating to "6.0 Resource Area".

Notice of Intent Hearing continuation 113-575
Location: 100 Codman Hill Road Assessor Parcel: 12-035-000
Owner: Mike French, French Brothers Boxborough LLC.
Engineer / representative: Paul Kirchner, Stamski and McNary, Inc.
Project: construction of commercial trade shops
Reviewer: Norm Hanover

Norm opened the continued hearing.
Paul Kirchner presented revised documents, including a letter dated April 8, 2023 from David Crossman, B & C Associates, the current wetland biologist on this project.
Paul also presented Site Plans with a revision date of April 4, 2023 and a Landscape Plan dated April 18, 2023.

The Commission discussed the delineation of the edge of the stream and the Places' original review and disagreement with Applicant. The project layout is intended to be conservative and stay within the previously disturbed area. The plan has changed in response to the Places' comments. The well is located within the 100' buffer and within 200' of the stream. The differences in determination of wetlands and riverfront need to be resolved.

These updated documents are being reviewed by Places Associates, the Commission's consultants.

Motion made by Norm, seconded by David Follett and voted unanimously to continue the hearing to May 3, 2023 at 8:00 PM.

Notice of Intent Hearing 113-579

Location: 241 Depot Road Assessor Parcel: 05-080-000

Owner: Christopher and Amy Pearson

Applicant: Dale Swanson, Basnett DBR

Engineer / representative: Chris MacKenzie, Dillis & Roy Civil Design Group Inc

Project: construction of 420 s.f. house addition and septic system replacement

Reviewer: Norm Hanover, Lucy Indge

Lucy opened the hearing at 8:16 PM.

Chris MacKenzie of Dillis & Roy presented the NOI and plan.

He described the septic system replacement which was in the 100' buffer zone and is now outside the buffer. Some earth work will be done within the buffer. The addition to the house within the buffer is not allowed by the Boxborough Wetland Bylaw. The Commission discussed possibilities for redesign of the building project.

A site visit will be conducted prior to the May 3rd meeting.

Motion made by Lucy, seconded by David Follett and voted unanimously to continue the hearing on May 3, 2023 at 8:45 PM.

95 – 105 Sargent Road

Work on the sign design and trail layout has been completed.

The State is reviewing the Conservation Restriction.

At 9:43 PM , motion was made by Lucy, seconded by David Follett and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes April 5, 2023

Correspondence as listed

100 Codman Hill Rd documents

241 Depot Road documents