



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

Conservation Commission
April 20, 2022
7:30 PM
Town Hall

Approved: May 4, 2022

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

Member Absent: Hoff Stuart

Others present: Tom Bieber, BCT; Nick Facendola; Lynn Stahlberg

At 7:32 PM, Dennis called the meeting to order.

Motion was made by Liz, seconded by Steve and voted unanimously to approve the minutes of April 6, 2022, with Dave Follett absent.

Discussion / Update: 95 and 105 Sargent Road Phyllis Campbell Right of First Refusal (RoFR) of acreage currently classified as forestry pursuant to Chapter 61 of MGL.

Dennis acknowledged Tom Bieber, Boxborough Conservation Trust (BCT) treasurer. He told the Commission that the Sudbury Valley Trustees Board voted last week to accept the assignment of the ROFR from the Boxborough Select Board, keeping the project eligible for state grant funding. He said that BCT fundraising was on track to meet the goal of \$200,000. He said they had a challenge going for \$50,000 in matching funds. The initial \$50,000 came from Arranta Bio, BCT funds and a couple of private donors. The match donations are coming from at least 80 donors from all over Boxborough. Tom said BCT plans to get a letter from their bank certifying that BCT has the \$200,000 in the bank for when this comes before town meeting. Tom asked about access to the land for an appraisal. David Koonce said he spoke to the owner's attorney who suggested that SVT write a letter to the Select Board, explaining their vote and the process for taking on the ROFR. He expects the owner will then allow access for appraisal.

Parking at Trail Heads

Dennis reviewed the draft Planning Board Scenic Road and Stone Wall Permit for access on Littlefield Road to the Fort Pond Brook trail head.

Dennis said that he had applied to the Planning Board on behalf of the Commission for a Scenic Road permit to remove about 9' of rock wall along Littlefield Road. The stone has already been removed, the application is to comply after the fact with the Scenic Road Bylaw.

David Koonce asked if the Conservation Restriction on the property allowed for disturbance of rock walls. Dennis agreed to check before submitting the permit application.

Lynn Stahlberg expressed her concerns about the Patch Hill trail head parking on Hill Road. Lynn again reiterated her desire for parking for 5 cars at the trailhead. She asked about an appeal process. The Commission pointed out that this issue was discussed at length at the last meeting. Dennis brought up that the Commission is looking to work with the Recreation Commission on providing better access to Patch Hill trails from Liberty Field. The current 2 trail heads are not very visible, one is very wet and the other requires you to cut across the baseball field.

650 Massachusetts Avenue Order of Conditions (OoC) 113-570

David Follett reviewed the history of the property and the OoC. He then went through the OOC, providing more commentary on several conditions. There was some discussion on maintenance. Nick Facendola said his client, the owner, would likely take care of that. Steve asked about condition #69. He said it seemed to disfavor gravel as a material for the drive. David Follett said that was not the intent. The condition called for compacted gravel so as to minimize gravel being pushed off the road by the plows in winter.

Motion was made by Norm, seconded by Dennis and voted unanimously to approve the Order of Conditions 113-570 at 650 Massachusetts Avenue Assessor Map 14-102-0000.

Correspondence

By email Sandra Fabian commented on the trails at Have Not Pond.

The Department of Public Works and the Commission are aware of issue. It is currently too wet to do anything. DPW will have to regrade and add more gravel.

By email Steve Cumming stated he would not be requesting permission to farm at the corner of Stow Road and Tamarack Lane. He had already mowed a portion of the field in the buffer zone and was told to stop.

By mail Paul Alphen informed the Commission and Select Board of the R. D. Kanniard Homes, Inc interest in selling 1165R Hill Road and 1205 Hill Road for connectivity to abutting Town parcels. The parcels are interesting and would link to existing conservation land, but the price is way too high.

Continuation Notice of Intent Hearing

113-569 674 Massachusetts Avenue Assessor Map 14-101-0000

Nick Facendola, on behalf of the applicant / owner, presented revised plans dated April 18, 2022 for the NOI. David F. said he didn't like the way the fence cut across the restoration area. Other members thought that the placement was fine and allowed straightforward access to the shed. Commission members wanted to specify concrete, not asphalt, for designating parking.

David F. reviewed the draft conditions for 674 Massachusetts Avenue for a vote at the next meeting. David K. wanted to see the phrase "restoration area shall be kept free of litter" added. Nick asked that a specific condition be added on stream crossing to make it completely clear what is allowed. The

proposal was to add wording to say the use of the stream crossing was exclusively for routine maintenance. Any other use would require the filing of a Notice of Intent.

Motion was made by Dennis, seconded by David Follett and voted unanimously to continue the hearing on May 4, 2022 at 8:00 PM.

Dennis mentioned that the Select Board is seeking a representative from the Land Use boards to serve on the Town Administrator search committee. Liz agreed to be the Conservation Commission representative.

Liz provided an update on the Open Space and Recreation Plan process. Commission members expressed an interest in seeing terms such as “climate resilience” defined. Dennis suggested clear distinction between the built and natural environment.

David Follett mentioned that lots of people get lost on Patch Hill. He suggested an action item for the OSRP be to make maps / trail systems more user friendly.

At 10:04 PM, motion was made by David Follett, seconded by Steve and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes April 6, 2022

Correspondence

95 and 105 Sargent Road Right of First Refusal

Draft Planning Board Scenic Road and Stone Wall Removal Application

650 Massachusetts Ave Order of Conditions

674 Massachusetts Ave Revised NOI & Plan and Order of Conditions