



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

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

Approved: June 21, 2023

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

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

Motion was made by Norm Hanover, seconded by Lucy Indge and voted unanimously to approve the minutes of May 17, 2023, as amended.

The Commission reviewed the draft Order of Resource Area Delineation 113-580 at Adams Place for Parcels:

12-024-000 241 Adams Place owned by Boxborough Hospitality LLC
12-025-000 242 Adams Place owned by Boxborough Hospitality LLC
13-002-000 121 Adams Place owned by Gutierrez & Cataldo
13-003-000 120 Adams Place owned by Gutierrez & Cataldo
13-066-000 1 Adams Place owned by Boxborough Hospitality LLC
13-065-000 0 Adams Place owned by Gutierrez & Cataldo

The Applicant submitted a revised set of plans. David Koonce explained how requirements were met.

Motion was made by David Koonce, seconded by Sam Anderson and voted unanimously to sign and issue the Order of Resource Area Delineation 113-580 at Adams Place.

By email the property owner of 153 Middle Road requested Certificates of Compliance. Order of Conditions 113-473 issued September 2007 was never implemented and expired.

The work was done for Order of Conditions 113-473BWB issued May 2011. David Follett will communicate with the owner and make a site visit.

Correspondence

By email Emma Lorenzen, Gems Setra, inquired about any projects for a volunteer event.

By email Bruce Ringwall, GPR, notified the Commission of his continued efforts on the Notice of Intent required by the Enforcement Order at 31 Eldridge Road.

The Commission discussed the status of the Sargent Road acquisition. The Conservation Restriction has not been signed yet. The parking area has been completed and signs are designed. The Commission and Agricultural Commission need to plan the trails, hopefully ready for use by September.

Continuation 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: Sam Anderson and David Koonce

Chris MacKenzie summarized his letter and a proposed "Buffer Zone Reclamation Plan."

The shed will be removed from the buffer zone.

The proposed addition to the house is in the buffer zone. An area larger than the footprint of the planned addition will be restored. An Order of Conditions will be drafted for the next meeting.

Motion made by Liz Markiewicz, seconded by David Follett and voted unanimously to continue the hearing on June 21, 2023 at 8:00 PM.

Hearing Notice of Intent 113-581

Location: 114 Hager Lane Assessor Parcel: 18-084-000

Owner: Ross & Lisa Pearo

Engineer / representative: Matthew Marro Environmental Consulting

Project: septic system

Reviewer: Sam Anderson

Sam Anderson opened the hearing and read the legal notice.

Matt Marro presented the NOI for the project to replace existing septic holding tanks within the 100' buffer. There is also a riverfront area. The Commission noted the temporary disturbance will be allowed to accomplish necessary repair.

An Order of Conditions will be drafted for review and signature at the next meeting.

Motion made by David Koonce, seconded by David Follett and voted unanimously to close the hearing.

Continuation Hearing Notice of Intent 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.

Dave Crossman B & C Associates

Project: construction of commercial trade shops

Reviewer: Norm Hanover

By email Paul Kirchner requested a continuation to June 21, 2023 to allow time for a site walk with Bill Murray and Dave Crossman to look at and discuss the beaver dam in the downstream culvert.

David Koonce expressed the need for a site visit to establish the riverfront area. He will communicate with applicant and Bill Murray, Places Associates.

Motion made by David Koonce, seconded by David Follett and voted unanimously to continue the hearing on June 21, 2023 at 8:30 PM.

200 Codman Hill Road

Bill Murray, while inspecting 100 Codman Hill Road for a filing, noted that there was a new driveway near the brook at Astro Crane, 200 Codman Hill Road, as well as trucks parked in the riverfront area. Liz Markiewicz notified the Building Inspector. There is an Order of Conditions for the site but no Certificate of Compliance with accompanying as-built.

The Commission will send a letter to the property owner requesting an “as built” plan.

The Commission noted they are also waiting for an “as built” for 3 Old Harvard Road

At 9:30 PM, motion was made by Norm Hanover, seconded by David Follett and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes May 17, 2023

Correspondence as listed

241 Depot Rd documents

114 Hager Lane documents

Adams Place documents

200 Codman Hill Road documents