



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

Conservation Commission  
July 19, 2023  
7:00 PM  
Grange Meeting Room, Town Hall

Approved: Aug. 2, 2023

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

At 7:01 PM, Sam Anderson called the meeting to order.

Motion was made by Sam Anderson, seconded by David Koonce and voted unanimously to enter into Executive Session to discuss strategy with respect to litigation, noting discussion in an open meeting might have a detrimental effect on the bargaining position of the Commission. The Commission will reconvene in Open Session to continue with the regular business on the agenda.

Anderson – aye; Hanover – aye; Indge – aye; Koonce – aye; Markiewicz – aye; Schmitt – aye.

At 7:31 PM Sam Anderson reconvened the Open Session of the Conservation Commission meeting.

Motion was made by Liz Markiewicz, seconded by Lucy Indge and voted unanimously to approve the minutes of July 5, 2023, as amended.

352 Hill Road

Lucy Indge commented on her site visit. Motion was made by Lucy Indge, seconded by Norm Hanover and voted unanimously to approve the Certificate of Compliance 113-578 at 352 Hill Road.

Correspondence

By email with photos, Steve Schmitt inquired about condition #63 of the Order of Conditions 113-568 to install demarcation to delineate the edge of the buffer at 962 Depot Road.

Motion was made by Liz Markiewicz, seconded by Lucy Indge and voted unanimously to approve the Certificate of Compliance 113-568 at 962 Depot Road with language stating the existing tree line and stonewall delineate the edge of the 100-foot buffer zone.

By email Phyllis Tower inquired about mowing Flerra Meadow based on the mowing schedule. Her father, Donny Morse, had been doing this for years and the family is assisting. Liz Markiewicz will check Flerra to confirm and allow mowing.

By email the Planning Board requested review comments for 242 & 244 Adams Place.

As noted on page 2 the applicant has checked *within 100 feet of the wetlands*. A Notice of Intent is required.

By email the Planning Board requested review comments for 1414 Mass Ave.  
The Commission agrees that as noted on Page 64 of the application *List of Permits*, a Notice of Intent is required.

By email the Zoning Board of Appeals requested review comments for Swanson Road Harvard Ridge Condos the reconstruct the building destroyed by fire.  
On the plan set, page 1 of 1, note #8 states Erosion controls will be in place prior to construction.  
The Commission will review this at the next meeting.

Hearing Request for Determination of Applicability  
Location: 43 Massachusetts Avenue Assessor Parcel: 15-079-000  
Applicant / Owner: Olympus Realty  
Representative: Bruce Ringwall, GPR  
Project: fence and planter replacement; grade and compact existing gravel parking area.  
Reviewer: Liz Markiewicz  
Present: Bruce Ringwall, Lisa Cote, Olympus Realty

Liz Markiewicz opened the RDA hearing.

Bruce Ringwall explained the repairs including regrading, top dressing with new material and rolling of the gravel parking lot. This will improve drainage.

Motion made by Liz Markiewicz, seconded by David Koonce and voted unanimously to issue a negative Determination of Applicability with a condition to install erosion controls.

Motion made by Liz Markiewicz, seconded by Lucy Indge and voted unanimously to close the hearing.

Hearing Notice of Intent Hearing 113-582  
Location: 31 Eldridge Road Assessor Parcel: 18-016-000  
Owner/Applicant: Michael and Patricia Yen Gayowski  
Engineer / representative: Bruce Ringwall, Goldsmith, Prest and Ringwall  
Project: removal of downed trees, installation of stone drip edge and loam and seeding  
Reviewer: Lucy Indge

Lucy Indge reopened the continued hearing.  
Liz Markiewicz reported on the site visit of July 13, 2023 at 5:00 pm.

Motion made by Norm Hanover, seconded by Liz Markiewicz and voted unanimously to close the hearing.

Hearing Request for Determination of Applicability  
Location: 48 MacIntosh Lane Assessor Parcel: 15-068-201  
Applicant: Matthew Spurling  
Owners: James and Nathalie Decamp and Applewood One Association  
Project: construction of patio and retaining wall

Reviewer: Steve Schmitt

Present: Matt Spurling, Wendy Dowry of Applewood One Association

Steve Schmitt reopened the RDA hearing.  
David Koonce reported on his site visit on July 17, 2023.

Motion made by Liz Markiewicz, seconded by Norm Hanover and voted unanimously to close the hearing.

Continuation Notice of Intent Hearing 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: David Koonce

David Koonce updated the Commission on his site visit July 18, 2023 with Paul Kirchner and Dave Crossman.

By email Paul Kirchner requested a continuation to the next Commission meeting.

Motion made by David Koonce, seconded by Lucy Indge and voted unanimously to continue the hearing on Aug. 2, 2023 at 8:00 PM.

Chairman's Report Sam Anderson

Sam Anderson suggested that the Chair and/or administrative staff be authorized to sign and process invoices on behalf of the Commission. The Commission discussed the proposal.

Motion was made by Liz Markiewicz, seconded by David Koonce and voted unanimously authorize the administrative support staff to pay invoices on behalf of the Commission up to a maximum of \$5,000.

Sam Anderson noted the Fall Town Meeting is tentatively scheduled for November 6, 2023, with the warrant opening July 24 and closing August 14 or 28, 2023.

Sam Anderson reported on problems with flooding of the Hager Bridge at the school.

At 9:13 PM motion was made by Norm Hanover, seconded by Liz Markiewicz and voted unanimously to adjourn.

Documents used during this meeting:

Agenda  
Draft Minutes July 5, 2023  
Correspondence as listed  
34 Massachusetts Ave documents  
31 Eldridge Rd documents  
48 MacIntosh Lane documents