



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

Conservation Commission
October 5, 2022
7:30 PM
Grange Meeting Room, Town Hall

Approved: Oct. 19, 2022

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

Member absent: Liz Markiewicz

At 7:32 PM, Norm, acting as Chair, called the meeting to order.

Motion was made by David Koonce, seconded by Norm and voted unanimously to approve the minutes of Sept. 7, 2022, as amended.

Motion was made by David Koonce, seconded by David Follett and voted unanimously to pay The Foster Company invoice for \$5,400.00 for the appraisal report related to the acquisition of 95 & 105 Sargent Road.

Norm reported on his site visit and the Request for a Certificate of Compliance (CoC) at 831 Depot Road. Motion was made by Norm, seconded by Lucy and voted unanimously to sign and issue the CoC 113-574 at 831 Depot Road.

The Commission reviewed the draft warrant for the November Special Town Meeting.

Article 8: Funding (supplemental) for Sargent Road Acquisition

Submitted by: Town Administrator

Amount: \$25,000 (Free Cash) for the additional expenses incurred in the acquisition and related costs of meeting certain grant obligations.

Motion was made by David Koonce, seconded by David Follette and voted unanimously to recommend the Article.

Note: the Conservation Commission recommendation does not appear on the draft warrant itself, so no document was signed at the meeting.

Correspondence

By email on behalf of Codman Hill Condominiums, Don Provencher noted a previous filing with the Commission and the Department of Environmental Protection violation notice. He requested the Commission waive requirement of a Notice of Intent.

The Commission reviewed comments from Places Associates and Jim Garreffi, Board of Health Agent.

Discussion:

The Commission would like to relay to Mr. Provencher that a filing of a Request for Determination of Applicability, with additions to the plan as outlined by Susan Carter, would be an appropriate next step. Mr. Provencher's email states multiple times that in previous years, Codman Hill Condos removed impervious surface inside the buffer zone despite the Commission's previous OOC not requiring it. The Commission would also like to request an as-built plan to clarify where those deviations from the approved plan are located.

At their meeting on Sept. 7, 2022 the Commission requested a revised plan showing the buffer zone and riverfront in order to offer review comments to the Planning Board on the Site Plan at 400 Beaver Brook Road.

By email, David Kelly supplied that plan and requested input.
The Commission reviewed comments from Places Associates.

Discussion:

Commission would like to request a Notice of Intent from Mr. Kelly's applicant.

By email the Commission was copied on a comment letter from Rebecca Cheney to the Planning Board regarding the Site Plan Approval at 400 Beaver Brook Road.

The Commission will reply to Ms. Cheney, telling her that the Commission is requiring an NOI.

At 8:48 PM, motion was made by Norm, seconded by Sam and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes Sept. 7, 2022

Draft warrant Article 8

Correspondence

Certificate of Compliance 831 Depot Road