

SOUTHBOROUGH CONSERVATION COMMISSION  
WEDNESDAY, FEBRUARY 13, 2008  
TOWN HOUSE MEETING ROOM, 2<sup>ND</sup> FLOOR  
MEETING MINUTES

The Conservation Commission of the Town of Southborough held a meeting on Wednesday, February 13, 2008 at 7:30 p.m. at Cordaville Hall (upper hall), 9 Cordaville Road.

Members Present: John Leeds, Richard Upjohn, Phil Bevins, Mark Possemato and Rhonda Russian.

Members Absent: Louis Bartolini and Ann Leavitt.

The meeting commenced at 7:30 p.m. with John Leeds as chairperson.

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**CONTINUED STORMWATER MANAGEMENT PERMIT AND NOTICE OF INTENT –  
BARTOLINI BUSINESS PARK, 276, 278 AND 280 TURNPIKE ROAD, ASSESSORS MAP 26,  
LOTS 12, 13 AND 14:**

Mr. Leeds opened the hearing at 7:30 p.m. Present was Peter Bemis of Engineering Design Consultants, and Jack, David, Michael and Anthony Bartolini of Bartolini Builders, Inc. Mr. Bemis presented an overview of the recent plan revisions, including changes to the O&M Plan, and addressed the report issued by Fuss & O'Neill. Mr. Bemis stated that he had amended the plans to prevent the breaching of the 20' No Touch Area by one of the proposed drains, as pointed out by Fuss & O'Neill. Mr. Bemis asked for the hearing to be closed.

The Commission thanked the applicants for their patience and agreed that all of the issues of concern were being addressed. The Commission commended the cooperation between Fuss & O'Neill and Engineering Design Consultants, and said they had a higher comfort level with the project than they did previously.

Larry Beals, an engineer representing abutter Peter Dowd, stated the design of the project as is does not adequately protect the interests of the Wetlands Protection Act. Mr. Beals said the site is over-designed; the concrete retaining wall is only 1 foot away from the 20' No Touch Area; the snow storage areas are limited; the proposed snow storage areas double as a landscaped treed area; the Title V setbacks are not being met per the standards relating to tributary streams to public water supply. Mr. Beals questioned whether the proposed system adequately protects the public water supply.

Mr. Bemis replied the Board of Health (BOH) has already granted a permit, and the Wetlands Protection Act defers to the BOH authority in these matters. The Commission asked about the feasibility of constructing the concrete retaining wall in such close proximity to the 20' No Touch Area. Mr. Bemis stated that a detailed construction plan will be done by a structural engineer. The Commission agreed to include a Special Condition stating the wall cannot be constructed from within the No Touch Area. The Commission asked Mr. Bemis to address the snow storage issues raised by Mr. Beals. Mr. Bemis stated that provisions within the O&M Plan provide for snow to be removed from the site if adequate storage is not available, and the snow storage areas can accommodate both trees and snow storage without detriment. Mr. Bemis said the trees could be staggered, or only a single row planted if preferred. Mr. Beals said he does not want any trees removed, and prefers to not have snow stored in these areas. Mr. Bemis stated there is an option to haul snow away, but at a great expense.

Mr. Leeds closed the Notice of Intent hearing at 7:50 p.m. Mr. Bemis formally granted an extension of the SMP deadline in writing to March 5, 2008. Mr. Leeds closed the SMP hearing at 7:50 p.m.

The Commission began listing the Special Conditions and Waivers that are needed to condition the project according to the Southborough Wetlands Bylaw, the Wetlands Protection Act and the SMP regulations. The Commission asked Ms. Rosenblum to prepare drafts of these for review and agreed to vote on the permits at the next meeting.

**CONTINUED NOTICE OF INTENT – KRISTIN LUDWIG, 7 HICKORY ROAD, ASSESSORS MAP 42, LOT 21:**

Mr. Leeds opened the hearing at 8 p.m. Present for the hearing was Tom Dipersio, Jr., and property owner Kristin Ludwig. Mr. Dipersio reviewed the town engineer's comments, presented the hydrologic calculations (pre and post), pipe capacity calculations and alternatives analysis that were previously requested. Mr. Dipersio concluded the culvert will not be overburdened by the proposal.

The Commission agreed there was still too much snow cover to verify the wetland boundary and felt they could not make a decision until the ground was visible. One Commissioner wants to track the stream path and watershed. Mr. Bevins said there is extensive clearing within the buffer zone being proposed, and presently the vegetation is slowing down the flow of water. He questioned what will happen to the flow when the vegetation is removed. Mr. Dipersio responded that hydrologic calculations confirm the impact will be minimal. Mr. Bevins asked for the applicant to consider using LID techniques to slow runoff and absorb more water.

Dan Kerner of 5 Hickory Road expressed concern about water flowing onto his property.

Mr. Leeds continued the hearing to March 4, 2008 at 7:30 p.m.

**CONTINUED NOTICE OF INTENT – JOHN F. ROONEY, III, 35 EDGEWOOD ROAD, ASSESSORS MAP 16, LOT 40:**

Mr. Leeds opened the hearing at 8:30 p.m. Present for the hearing on behalf of the applicant were engineer Bob Drake and general contractor Bill Picardi. Mr. Drake reviewed the recent plan changes; requested the shed to remain in its present location; said the haybale line is being extended; and added that he included a proposed water line on the plan revisions to tie into town water. The Commission re-stated that silt fencing is not needed for this project; haybales alone will suffice. The Commission said the water line must be simultaneous to the rest of the project so the disturbance occurs only once. Mr. Leeds closed the hearing.

Upon motion by Mr. Upjohn, seconded by Mr. Bevins, the Commission voted (5-0) to approve a standard Order of Conditions (-38h) with Special Conditions: 1) As agreed to by the applicant and notwithstanding depictions on the approved plans, a haybale barrier will be used for erosion control; silt fence shall not also be used; 2) As agreed to by the applicant, the installation of a water line to connect the public water supply to the household must occur simultaneously with the rest of the project defined within the Notice of Intent. Any deviation from this will require a new Notice of Intent filing; and 3) As agreed to by the applicant and depicted on the approved plans, granite markers will be installed on the north side of the house indicating the limit of the 20' No Touch Area of the Southborough Wetlands Bylaw. No activities are allowed north of these markers, and all areas north of these markers are to be re-vegetated to a natural state. No lawn cutting or other activity will be allowed on the north side of these markers.

**OTHER BUSINESS:**

**1. Meeting Minutes:**

Minutes of January 24, 2008 were reviewed. Upon motion by Mr. Upjohn, seconded by Ms. Russian, the Commission voted (5-0) to approve the minutes as amended.

2. **Chestnut Hill Farm – Use Approval:**

The Commission reviewed the request by the Open Space Preservation Commission to lead a public nature walk at Chestnut Hill Farm on February 24, 2008 from noon to 2 p.m.

Permission has already been granted by property owner Whit Beals. Per the terms of the Conservation Restriction, the Commission must approve this type of use of the property. Upon motion by Ms. Russian, seconded by Mr. Possemato, the Commission voted (5-0) to approve the request.

3. **Community Garden Coordinator:**

The Commission was informed that Jean Schnell, who has served as the Community Garden Coordinator for the past 2 years, had tendered her resignation. The Commission expressed their gratitude for her service to the town. The Commission asked Ms. Rosenblum to publicize the position opening.

Upon motion by Mr. Upjohn, seconded by Mr. Bevins, the Commission voted (5-0) to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Beth Rosenblum  
Conservation Administrator