

**Natick Conservation Commission**  
**Minutes**  
**February 13, 2020**

The Meeting was called to order at 7:00 by Chairman, Matt Gardner. Members present: Doug Shepard, George Bain, Mike Downey, MK Schneeweis, Kathy Rehl, Jeff Richards

**NOI – DEP 233-825 – 45 Mill Street**

Continued to 2/20/20

**Amendment OOC – DEP 233-826 – 10 Zoar Street**

Matt Gardner read public hearing notice. The proposal is to amend an Order of Conditions to relocate the house and decrease its size.

Applicant Judy Johnson was present. Commission had no issues.

Mr. Gardner asked for a motion to close, George Bain moved, all in favor 7-0.

Mr. Gardner asked for a motion to issue Amended Order of Conditions 233-826, Kathy Rehl moved, Doug Shepard seconded, all in favor 7-0.

**RDA – 3 Pheasant Hollow Drive**

Continued to 2/20/20

**Amendment OOC – DEP 233-791 – 72 Eliot Street**

Matt Gardner read public hearing notice. The proposal is to amend an Order of Conditions to include a patio, retaining wall and minor grading. All exposed soils will be covered with tarps in the 2-3 week project, and will use double barrier erosion control.

Scott from EcoTech and representing the Applicant, shared that a new sequencing and planting plan was submitted. At the previous meeting, Kathy Rehl asked for details on the wall (height, width and amount of fill to be brought in). Scott stated the wall would be 3 feet in rear, 2 feet at grade in the front, composed of stone and mortar fieldstone, width is 18 inches, footer below frost line at 2-3 feet, and 3 foot trench required.

Kathy Rehl also asked for quantities and plant locations in a detailed landscape plan. Kathy is fine with the patio, but feels the disturbance is too close to the river. Jeff Richards feels it is less disturbance than the house down the street.

Applicant will submit an in-depth written narrative which will include:

- Volume of fill coming on site; the less fill the better;
- Detail of retaining wall, including cross section; and
- Revised plan showing planting bed area and planting details.

Applicant is not sure when the documents can be provided; either 2/20 or 3/5.

Mr. Gardner asked for a motion to continue to February 20<sup>th</sup>, Doug Shepard moved, MK Schneeweis seconded, all in favor 7-0.

### **Discussion: Town Forest – DPW Water Line Replacement**

Anthony Comeau, DPW Supervisor of the Water & Sewer Division, described project. A new 1,200 foot long, 12 inch water main line will be installed beside the old one along the Bacon Street “access road” within the Town Forest. A 4-5 foot deep, 3 foot wide trench will be created to bury the line. Will install and backflow as they follow the road. They estimate the project taking eight weeks to complete.

Matt asked if erosion controls will be installed and if the trail will need to be closed. Anthony replied they can block off the area and put up signs. There will be no exposed trench at the end of each day.

### **Discussion: 106 Speen Street**

The property has been under contract for a couple months. Corey Benson stated him and his son put the property under contract and is working with a third party on financial side. Met with Ted and Marianne and the staff Development Review Team to understand the rules and regulations and approvals needed to put forth a residential cluster subdivision under proposed new zoning coming before Town Meeting in April.

A wetlands delineation study found:

- Wetland resource area is smaller than actually reported
- It is a Certified Vernal Pool (CVP)
- Higher groundwater – no basements will be proposed

Mr. Benson is looking for Commission's informal feedback. Access is off of Speen Street. Can cluster multiple units together. The purple line on map indicates the 100 foot, No-Disturb Zone from the CVP.

George Bain asked when the certification of vernal pool occurred. Mr. Benson said the wetland scientist thinks the wetland may not be considered a CVP anymore. Discussed going back in the spring to see if conditions changed. The CVP shows up on GIS mapping data.

Matt Gardner added it looks like something is off about the map. Mr. Benson shared that prior owners mowed that area and the wetland scientist said it should be re-naturalized. Mr. Benson asked if there is any discretion and relief to build between the 40' No-Build Buffer Zone and the 100' No-Disturb CVP Zone as they would propose the project within this area.

Doug Shepard recalls the only CVP relief he's ever seen was at the Jewish cemetery.

Kathy Rehl asked are they certain of delineations? Mr. Benson stated the prepared map was based on a survey by Oxbow who had flagged the wetlands.

Mr. Benson stated because wetland was within BVW and could not provide boundary of vernal pool, the wetland was going to be the vernal pool boundary. If it can't be determined, it would be the wetland boundary.

Matt Gardner stated if a corner of a house is on line of wetland and mitigation was included as part of the project, it's conceivable Commission would consider permitting project. Two structures in front and three structures in the back are proposed. Commission would require a development site layout and impact on resource area. Fallback would be four houses; two in front, two in rear.

Marianne asked to first find out if there is a vernal pool or not. If there is one, what are the dimensions of vernal pool. The proposed layout and if it's permissible, is only a guess at this point.

Mr. Benson feels the construction would be within 100 feet from vernal pool. Commission has allowed intrusions, but not often. Mitigation would minimize the impact. It was noted 50% of the site would be protected as open space under the

new Bylaw. Matt pointed out the 50% would be wetlands and not new protected open space since wetlands are already protected under State and local wetland laws.

Matt stated it's a really tough site overall. Really significant requirements would need to be addressed.

Mr. Benson will put footprints of houses in rear, and note high water table. The project may also need to undergo review under the Stormwater Bylaw.

**Discussion: 166 Cottage Street – update**

Marianne Iarossi gave update. Mark Roberts did what Commission asked him to do; however, the drainage problem may not be completely fixed. Mr. Roberts believes the abutter, Dick Bartlett, has channelized the flow on his property so that the existing buried pipe cannot handle the new flow.

Commission agreed that Mr. Roberts did what was required from Commission in the Enforcement Order.

Mr. Gardner asked for a motion to lift the Enforcement Order from 166 Cottage Street, Doug Shepard moved, Kathy Rehl seconded, all in favor 7-0.

**Discussion: 60R Harwood land donation**

Property owner passed. Matt Gardner has been in contact with relatives. The parcel is unprotected, landlocked, and located near the Pickerel Pond area. Matt Gardner feels a bench with their mom's name would be appreciated by the family for the land donation.

There is one year of back taxes Commission would possibly pay or the town would forgive. Marianne believes the Town won't waive the back taxes owed. Mike Downey feels they are eligible for a Conservation Land Tax Credit and can receive a sum of money from the state.

Mr. Gardner asked for a motion that the Conservation Commission would accept this donated property, George Bain moved, Jeff Richards seconded, all in favor 7-0.

**Discussion: CISMA Grant – Town Forest**

Marianne stated a kick off meeting with Native Plant Trust is next week. An Invasive Species Management Plan will be in place by June.

Kathy Rehl noted to be aware of the many widow makers in the Town Forest. Mike Downey can review map with zones for Kathy to identify locations. There are also downed trees over the trails. We can get a tree company to remove the trees/limbs.

**Discussion: Proposed Residential Cluster Zoning Bylaw**

Marianne gave a brief update on the updates proposed to the Residential Cluster Zoning Bylaw (which Corey Benson will be proposing a project under if the Zoning passes at Town Meeting). Ted Fields, Senior Planner, will be providing an update to the Conservation Commission and looking for feedback at a future meeting.

**Discussion: Other**

Marianne also provided an update on the upcoming MACC Conference, 2020 OSRP Update, goatscaping, and budget.

Meeting adjourned at 9:15 pm.