

Holland Conservation Commission
27 Sturbridge Road, Holland, MA 01521

HCC Minutes for December 28, 2021

Note: this meeting was conducted in-person in the Community Room, with one remote participant using Go-To-Meeting. The meeting was recorded.

Members attending in person: Marcia Beal, Dawn Kamay, Sam Spratlin, Jessica Chaffee Wales, Agent George Russell

Member Attending Remotely: Kaitlin Laabs, joining at 7:25 PM

Jessica Wales called the meeting to order at 6:30 PM to review the agenda.

Sam Spratlin made a motion to accept the meeting minutes from December 14 with changes and Dawn Kamay seconded the motion, all approved.

302-306 Mashapaug Road – A meeting with the neighbors is needed to discuss issues of drainage. The Conservation Commission is pursuing this with the Highway Department.

242 Mashapaug Road – Owner Michael Burns attended the meeting and had a permit to remove trees around the house but removed the stumps and replaced drainage pipe and removed six to eight truck loads of soil (approximately 60 cubic yards) without permits. Chairperson Jessica Wales felt this was an open project that needed to be finished since a bad storm was predicted and the owner needed to submit an RDA for all the work that was done.

COC # 184-0327 – 4 and 6 White Lane – Requested another permit for a septic system, as the current permit has expired. A site inspection was made by Agent George Russell. In the file it was stated at the time a COC was ready to be issued but there is no record it had been issued. Sam Spratlin made a motion to approve the COC and Dawn Kamay seconded. All approved.

COC # 184 0116 – 10 Park lane – Agent George Russell reported on his on-site inspection during which he observed three or four trees had been cut down. A permit for septic system work was granted in 1996. A new permit must be issued. Sam Spratlin made a motion to approve the COC which Dawn Kamay seconded. Agent George Russell will contact the owners to have them understand that all future work will need permits, including tree removal.

COC # 184-0272 – 27 Lee Avenue – A request for a COC for a wall on the lake front. The permit has expired. Agent George Russell did an inspection and checked the files – all was OK. Sam Spratlin made a motion to approve the COC, Dawn Kamay seconded and all approved.

Round Table:

It was suggested that tree information and removal applications should be updated on the website. Marcia Beal stated we need to be more aggressive in getting information out to Holland citizens.

Agent George Russell noted we need to pursue why expired files are missing from our file cabinet.

7:00 PM – 41 Shore Drive – had an RDA request for the addition of a sun room. This request was tabled because there was not enough information.

7:10 PM – NOI #184-0395 – 48 Over The Top Road Continuance- Agent George Russell reported that Joanne Higgins of the Highway Department will look for the as built report and plans for the drainage at Over The Top Road. The plans called for permanent erosion control. The issue is the rip-rap is considered to be permanent and the neighbors are concerned it is not working and there is a lack of erosion control.

7:20 PM – DEP#184-0360 – 15 Massaconnic Trail – There is a Stop Work order and Notice of Violation at this address. The Commission has received an amendment of the OOC to place a new patio of semi-permeable stone pavers between the house and the water which has been partially completed. If the work is not completed by March 27, the owners may need to get an extension. A water management storm drain from the house to the drain is under the patio. Plantings will be as noted on the plans. Owner Richard Dusza submitted a revised plan dated 12/21/21 showing the plantings. A site visit was made by Kaitlin Laabs. Sam Spratlin made a motion to accept the amended Order of Conditions for a patio to be approved via these minutes as per Chairperson Jessica Wales. Dawn seconded the motion and all approved.

7:48 PM - #184-0327 – 38 Williams Road – amendment to the Order of Conditions – the permit has expired. The original OOC was for a retaining wall. Work on the wall was completed last year. A Stop Work order was made three months ago for a buried pipe to improve property drainage, but there is no current permit. We will make a new COC for a new drain pipe not shown on the permit and advise an RDA for future work on the foundation plan which will use Sonotubes. The applicant indicated he was only replacing broken pipe in the same location to improve property drainage. Jeff Jones attended and participated in the meeting which closed at 8:11 PM.

George Russell discussed the need for a new printer/copier and will pursue comparison information for the next meeting.

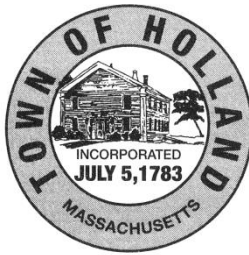
The budget needs to be in by January 18, 2022. Dock regulations are being discussed with the Select Board and the Police Department. Dawn Kamay has submitted the annual report to be reviewed by the Commission.

8:40 – Sam Spratlin made a motion to close the meeting and Dawn Kamay seconded. All approved.

The agent's report is attached to and made part of the minutes.

Marcia Beal
Secretary

TOWN OF HOLLAND



CONSERVATION COMMISSION

27 Sturbridge Road, Holland, MA 01521

T: 413 245 7108 ext 114 F: 413 245 7037

Email: conservation@hollandma.org

TO: Holland Conservation Commission

FM: George Russell, AICP
Conservation Agent

RE: Agent's Report

DATE: 12/28/21

1.0 Items from last meeting or new items:

1.1. We have received a new 2021 Priority/Estimated Habitats map which is up in the ConCom office. There have been some significant deletions in the Morse and Sturbridge Road areas.

1.2. I have attempted to set up a meeting with the necessary parties to meet on site at 306 Mashapaug Road, but have not yet been successful.

1.3. The Commission discussed, but did not recommend to the Select Board, the Commission's IT needs. The eventual goal is to get all applications etc. electronically so we can put them on/in a shared drive or some other electronic vehicle so all of the members and the public can have access to them. One of the things that I think the Commission may want to require starting immediately is that all applications be submitted both in paper {2 copies as per regs. 310 CMR 10.05 (4)} and electronically either directly via e-mail or with a flash drive. At the last meeting with the applications for Over the Top and Massaconnic, it would have been very helpful if these applications were available to the members electronically.

1.4. For the Commission's edification, as it stands today, we are missing the following files:

184-0280 for 25 Candlewood
184-0293 for 13 Shore Road
184-0294 for 18 Brandon St.
184-0305 for 39 Shore

184-0364 for 38 Island
184-0391 for Lot 3 Brook

184-0311 for Over the Top Road
184-0325 for 8 North Leisure

2.0 Items on this agenda:

2.1. 3 Massaconnic 184-0322 & 184-0337 Request for Release from Conditions: There are two OOCs on this property but only 184-0322 is ready to be released. 184-0377 was prepared by a PE and we have not received the necessary certification.

2.2 48 Over the Top Road. 184-0395: This permit was filed as a result of a SWO/NOV from my office. The permit is for four existing site alterations to the site including stairs, a walkway and a stone wall. The work is all within the buffer and/or the flood zone. DEP has requested a map of the site showing the work areas and the resource areas be submitted and I have forwarded this to the applicant. The map was submitted showing the missing information at the last meeting and the hearing was continued so that a site visit by the members could be undertaken. I would recommend approval with the following special stipulations: 20, 24, 27-30,34, 41, 44, 50, 53-55.

I have looked for the Highway Dept's. Over the Top file, 184-0311, and it is one of the seven or so we are missing. However, I have been able to obtain a copy of the OOC and the original map submitted with the NOI. The OOC refers to the map and the drainage report in many areas. The plans show that the drainage goes to the water body via a 10' drainage easement in favor of the town. It also indicates that "permanent erosion control" is to be installed in the regraded swale on 48 Over the Top. I have also been informed that the as-built plans show that the proposed drainage piping that was originally going to be underground was in fact changed to be above ground. I hope to confirm this before the meeting. The issue is: is the rip rap considered "permanent" and is it working?

2.3. 15 Massaconnic 184-0360: There is a SWO/NOV on the work at this address and we have received a request for an amendment to the OOC. The "new" work consists of placing a new patio between the house and the water body. This work is partially complete. The members should note that the work which is the subject of this amendment was placed on the engineer's plans by the landscape contractor. It is my opinion that this work does not rise to the level of requiring a new NOI, but can be approved by the Commission as submitted, with all original stipulations of approval remaining in force. Based on the discussions at the last meeting, I have added that at least 3 native shrubs must be planted along the house. This can obviously be changed by the Commission; we just need to change one page in the Orders.

2.4. 38 Williams 184-0356: This activity was discovered on a site inspection of the property and is outlined in the attached letter. The applicant proposes to address the issue. I would recommend the amendment to the OOC be granted with all original stipulations to remain in force.

2.5. 10 Park Lane 184-0116 Request for a COC: This permit has expired. I have conducted a site inspection and reviewed the file. There are 3-4 trees that seem to have been recently cut down. I have checked with the attorney handling the COC and he has told me to reach out to the current owners. I have done so, but have no response. These Orders are years old and I would ask the Commission to issue the COC. I have sent a letter with an application to the current owners on the tree issue.

2.6 4 White 184-0327 Request for a COC: This permit has expired. I have conducted a site inspection and reviewed the file. I cannot find any evidence that the orders were recorded. The recording information in the file does not refer to the OOC. Other than that, all is ready for the COC to be issued.

2.7 Lee 184-0272 Request for a COC: This permit has expired. I have conducted a site inspection and reviewed the file. All is ready for the COC to be issued.

2.8 Pannier, 41 Shore Dr. RDA: This permit is for an extension of the deck and a sunroom enclosure. There will be very little land disturbance, but the work will be about 30-35±' from the bank. I would recommend a negative # 3 with the following conditions: 20, 28, 29, 34, 44 & 54.

3.0 E-mails and phone calls

12/14/21

- Phone call from owner of 8 Old Stafford Road on request for release from conditions
- E-mails to & from owner of 29 Pine Tree with a request to meet with me
- Phone call from 7 Williams on blasting at 30 Williams. HFD is handling
- Phone call on a release for 184-0116
- E-mail with request for release for 184-0116

12/15/21

- E-mail from Jeff Jones requesting an amendment to 184-0356
- E-mail from Tim Martin on meeting me today
- Received video from Ganley at 48 Over the Top via e-mail; forwarded to members
- E-mail from R. Sullivan on clarification of address for a COC
- E-mail cancelling the building and zoning meeting
- E-mail on budget
- E-mail from Kate on the issue/conditions at 48 Over the Top
- E-mail from Jess on finding out as much as possible about the town project
- E-mail confirmation on e-filing of CCO for lot 3 Brook
- Call from Michael Burns concerning permitting from replacement of a wall at the bank of the pond

12/17/21

- E-mails to and from JoAnne Higgins on material for Over the Top Rd.
- Phone call from owner of 27 Lee on release from conditions process

12/21/21

- Call from Jess finalizing the agenda
- E-mail to T. Martin reminding him of the 1/2/22 deadline for his NOI for 29 Pine Tree
- Phone call from T. Martin on abutter notification issues
- E-mail from Assessor on abutters list for Martin, 29 Pine Tree
- Photos from Kate on site visits at 3 Massaconic and 48 Over the Top
- E-mail from applicant Lot 3 Brook Road on status of paperwork
- Call from owner of 302 Mashapaug on SWO/NOV he received; returned call

12/22/21

- E-mail from R. Dusza with revised plans for 15 Massaconic
- E-mail from D. Trembly on site visit
- E-mail from J. Ganley providing revised narrative for 48 Over the Top