

Holland Conservation Commission
27 Sturbridge Road, Holland MA 01521

Minutes of Conservation Commission held on September 12, 2017

Members Present: Chairperson Andrew Harhay, Marcia Beal, Jessica Chaffee, Chris McCooe, Kathy McKenna, Anne Hall, and guest, Sam Spratlin (Lee Avenue)

Note: Sam Spratlin is attending as a guest and to see if he wants to join the Conservation Commission.

Members Absent: None

Meeting called to order at 6:32 by Andy Harhay.

Read and approve minutes:

- **Minutes of August 22, 2017:** Motion to accept and approve the minutes of August 22, 2017 made by Jessica Chaffee. Anne Hall seconded. All in favor, motion passed.
- **Minutes of August 28, 2017:** Motion to accept and approve the minutes of August 28, 2017 made by Chris McCooe. Anne Hall seconded. All in favor, motion passed
- **Minutes of August 31, 2017:** Motion to accept and approve the minutes of August 31, 2017 made by Anne Hall. Seconded by Jessica Chaffee. All in favor, motion passed.

Correspondence /Email :

- 9-7-2017: Barbara Newton sent an attachment with the All Department Expenditure Summary including warrant 18-9. (Attachments not printed).
- 9-6-2017: Forwarded an email with photos regarding 8 Brandon Road and what was observed on 9-3-2017.
- 9-6-2017: Emails from Eileen Reinhardt (with photos) regarding Forest Drive and a septic question regarding run-off into a storm drain.
- 9-8-2017: Certificate of Occupancy Request for 8 N. Leisure Drive (J. Trentacosta) with pictures and attachments (Note: Attachments not printed).
- 9-11-2017: Emails from Andy and Mark Stinson regarding a site visit to Philip Pascarelli of 24 Maybrook Road that a site visit was necessary so that Mass DEP could consider issuing a COC. (**NOTE: Andy said this was a courtesy notification.**)

Phone Calls/Messages:

- George O'Mara 97 Leno Rd. Wants to be placed on the agenda regarding a driveway project. (**Placed on the agenda**)
- Richard regarding 50 Stoney Hill Road. He is planning a comprehensive Project and wants information about wetlands delineation would like his call returned. (**Andy responded**)
- Carlos Malone (Real Estate Attorney) for 8 North Leisure Drive. There is an open OCC and he hopes to close it out. Would like ConCom to return his call. The open OCC is recorded at the Hampden County Registry of Deeds in Book 21425 Page 30. (**Andy responded**)

Order of Business

Procedural Suggestions: Ginger Buteau

- Ginger told us that she has a checklist for ZBA and would like to implement a similar checklist for Conservation. Ginger sends out the abutters' letters with proof of mailing. She suggested we use 2 full weeks as a time line to be consistent with ZBA.
- **Chris McCooe made a motion that we follow the process used by ZBA. Andy seconded it. All in favor, motion passed.**
- When Ginger receives the NOI she will start the process with the Public Notice and the abutter's letters for new people beginning at the next meeting. Chris would like Ginger to complete a list of the NOI process steps that we can hand out to applicants. Chris or Jessica will send along some ideas via email to Ginger. The procedures to be reviewed at the next meeting.

Andy suggested a condition we should include on all NOIs: "Conservation Commission shall be notified after erosion control is put in place and prior to construction."

Ginger will check with Kelli or Sharon as to whether Fran Gallo's key has been returned.

Drawdown Recommendation to Select Board:

- **Chris made a motion to approve the drawdown letter distributed to ConCom members by Andy. Jessica seconded all in favor motion passed.**
- The approved drawdown letter was signed and will be delivered to the Select Board.

Open Space Committee Representative:

- Creating a Holland Open Space Committee was recommended to the Select Board by Opacum Land Trust as a starting point for working jointly to acquire the Sichel Property for open space, senior housing, and potentially other facilities. An action plan needs to be created.
- Anne Hall volunteered to be the ConCom representative to the Open Space Committee. As representative she will be the liaison to Conservation, but will not be making decisions for the Conservation Commission. Anne will bring information to ConCom.
- **Kathy McKenna made a motion to nominate Anne Hall as our representative to the Open Space Committee. Jessica Seconded. All in favor, motion passed.**

Certificate of Compliance Request—91 Sandy Beach Road—Brian Boire.

- Site visit was made previously by Marcia, Anne and Kathy. There were questions about whether stones were placed at the base of the wall. Andy followed up with Brian. Brian of Creative Innovations said that the fill was primarily stone with depths deeper at the corners for plantings. The OCC did not include details as to the stone-soil mix.
- **Jessica made a motion to accept the COC for 91 Sandy Beach Road. Anne Hall seconded. All in favor, motion passed.**

Update Cynthia Fox, 24 Brandon Street: Andy called and left a message. His call has not been returned as of today (9-12-2017).

Update Tim Martin, 29 Pine Tree Drive: Andy reviewed the time line. On Nov. 17, 2015, ConCom got the information and the NOI supposedly was completed. There is some confusion as to whether the NOI was ever issued and OCCs written. Tim Martin finally connected with Andy and said he would send us the paperwork that he has at home. We will review the paperwork Tim Martin gives us and make recommendations.

DEP # 184-0325 Joseph Trentacosta of 8 North Leisure Drive requested a COC for septic system completion:

- A site visit was made by Andy Harhay on September 8, 2017, and all was in order.
- **Motion to issue a COC made by Jessica Chaffee. Seconded by Andy Harhay. All in favor motion passed.**
- The COC was signed and given to Mark Farrell to deliver to Joseph Trentacosta.

Review property improvement proposal from Bob St. Jacques, 8 Colette Drive: Bob sent a proposal for ConCom to review. It included scaling back the beach and installing a small retention pond to handle the flow off the road during heavy rains. Kathy will contact him to set up a site visit. Marcia, Jessica and Kathy will make the site visit. Andy will send Kathy Bob's phone number.

Erosion Concern, 25 Forest Drive: Elaine Reinhardt called with a concern about an erosion issue. The problem is with a house that does not appear to be occupied and no protection from hillside erosion. Numerous trees were cut. She had a serious concern that there is a roadside culvert that she believes is sending run-off in the direction of the lake. Kathy, Marcia, and Jessica will take a look at the property after visiting the St. Jacques property. Andy suggests that we write a letter to the owner who lives in North Brookfield, because this is impacting the resource area. He will write a letter after the site visit.

Sediment Concern, 8 Brandon St.—Mike Harpin. Mike Harpin just purchased the former Neff property and sent photos to the Select Board Office showing the rust-colored sediment flowing into the cove behind the house. Kelli forwarded the photos to the LOC, BOH, and ConCom. Andy visited 8 Brandon Street and talked with Mike about this long-standing problem. On a different date, Andy asked Brian Johnson to go to the area with him to provide an explanation of the storm water pathways to the cove. Brian felt that the likely engineering solution is to significantly reduce the velocity of the storm water discharge into the stream that is picking up sediment as it flows through the wetlands area. The Highway Department was cleaning out the culverts in the Mashapaug-Fenton-Brandon area to provide as much retention capacity as is available. Chris noted that the LOC took a vote to have the Select Board see what they can do to help this situation. The storm water flow needs to be slowed down.

Information from ZBA re projects for 9 White Rd. Ext., 306 Mashapaug Rd., & 41 Shore Drive: All these projects are potentially resource area issues. Andy sent an email to ZBA asking them to remind the owners that the “Pink Procedure Sheet” also needs to be reviewed and signed by ConCom.

7:00 pm Green Hill Engineering for Jim Blanchette, 3 Massaconnic Trail—New drilled well and septic system.

NOI Public Hearing was postponed to September 26, 2017 at the Engineer’s Request due to the need to meet with the Board of Health prior to Conservation. BOH wants minor changes. The NOI was submitted electronically today (9-12-2017). Mark Farrell of Green Hill Engineering will do the abutters’ notices and the Legal Notice in the newspaper. An NOI hearing will be scheduled for September 26, 2017 at 7 pm. Mark Farrell remitted the check for the Town portion of the NOI fee.

Walk-ins:

George O’Mara, 97 Leno Rd.: Driveway Project:

Recently purchased the property. Mark Farrell with Greenhill Engineering will be doing the perk test on the back of the property. Couldn’t come in the way he hoped because of the banking and will need to take down some trees. The perk test will determine the position of the house. He has an intermittent stream on the property. His neighbor at 99 Leno Road has a well that drains down hill through his property. Conservation needs to check wetlands map for his property. This Fall he wants to get the plan done and to install a drainage pipe. The driveway will be completed in the Spring. Chris McCooe suggests that we look up the wetlands on the GIS maps for George O’Mara’s Property. Chris McCooe wants to see the sign-off from the Highway Department and the Select Board. George was advised to complete an NOI for the driveway and tree-cutting project.

Chris Wszolek, 95 Maybrook: He is concerned about erosion into the lake and wants to build a wall at his shoreline. The retaining wall will be about 65 feet long and 2.5 feet high and he proposes that it be build using technoblocks. It is on the edge of the grass and water. He will need to dig down for the base. This project requires an NOI and notification to abutters. ConCom will place the Public Notice in the Worcester Telegram, but Chris Wszolek will need to do the abutters’ notices. His NOI hearing is scheduled for October 10, 2017 at 7 pm.

Adjournment:

Motion by Kathy McKenna to adjourn meeting. Jessica Chaffee seconded. Meeting adjourned at 9:10 pm.

Minutes respectfully submitted,

Kathy McKenna
Conservation Commission Secretary

CC: Select Board, Town Clerk, Board of Health, Planning Board, Building Inspector, Highway Surveyor, Zoning Board of Appeals, File and HCC Chairperson, Board Clerk