

Conservation Commission Minutes 2/23/2022 7:30 PM

Present:

Commission Members: Chairman John Sullivan, Tim Holiner, Sarah Monaco, Amey Moot, Christy Violin. Absent: Jim McLaughlin and Dave Stapleton.

Assistant to the Commission: Lori Hagerty

Consultant Agent to the Commission: Janet Bowser

Applicants/Representatives: Nik Monahan, Haven Builders.

Owners/Applicants/Abutters: Matt Hogan, Bob Avale, and Gina Nash, Boston College property

Discussion

8 Greystone Rd., Nik Monahan, Haven Builders LLC

The Commission discussed trees removed in the buffer zone without a permit. A demolition permit was issued by the Building Dept for the house, which is outside the buffer zone.

Nik said that he met with and discussed the tree cutting done at 8 Greystone with abutters. He said the stumps have been ground. He can review existing condition pictures to get a full caliper count. He'll submit photos to show trees removed and when they were removed. He also said the new owners are planning to plant mature trees. Abutters expressed concerns about the tree removal. Nik said the lot lines have been surveyed and marked with stakes. Gina Nash, Boston College believes 4 trees were removed. She said a few scrub trees on the property line were cut and the large tree on the property line is still there, it was not cut. Another abutter expressed concerns of trees cut on his property. Nik said the stakes are still there and he does not believe there was any encroachment to either neighbor, left or right.

There was discussion of a path to the adjacent Connors Center owned by Boston College. An abutter discussed the continued usage of the path. Nik said the path is on 8 Greystone property 20-30' inside the property line and the new owners do not want people crossing their property. The Chair said that is outside conservation jurisdiction, conservation is concerned with protecting wetlands. He said a tree removal analysis is normally required, but it may not be in this case. Agent Bowser recommended the applicant document trees removed and prove their case for not needing to provide a tree count. Agent Bowser recommended a construction fence along the back property line and Mr. Monahan agreed to do so.

Agent Bowser visited the site and recommended an Enforcement Order be issued with her recommendations made in her memo dated 2/19/22 and then the owners file a Notice of Intent for work per her comment memo dated 2/19/22. Motion was made and seconded to issue an EO with 3 action steps and 6 specific conditions for 8 Greystone Rd following violations outlined in Agent Bowser memo dated 2/19/22 and submit NOI by 4/27/22. Roll call vote: Sarah-Yes, Christy-Yes, Amey-Yes, Tim-Yes, John-Yes.

Nik said Goddard Consulting performed the delineation end of Nov. 2021. The Chair said the Agent will need the DEP Field Delineation Forms. The plan was dated 1/22/22.

Minutes

12/1/21 - Motion made and seconded to accept the minutes with Agent Bowser's updates. Roll call vote: Sarah-Yes, Tim-Yes, Christy-Yes, Amey-Yes, John-Yes.

12/15/21 - Motion made and seconded to accept the minutes as updated by Agent Bowser. Roll call vote: Sarah-Yes, Tim-Yes, Christy-Yes, Amey-Yes, John-Yes.

Votes/Discussion

Vote draft changes to Ch. 181 Dover Wetlands Protection Bylaw

Motion made and seconded to approve the changes to Bylaw Ch. 181-2. and Ch. 181-6.E. Roll call vote: Sarah-Yes, Tim-Yes, Christy-Yes, Amey-Yes, John-Yes.

Vote to authorize Chair to sign on behalf of Commission to expend from the Adams Gift Fund

Motion made and seconded to authorize Chairman to sign on behalf of the Commission for the Adams Fund per Gift & Grant Policy. Roll call vote: Sarah-Yes, Tim-Yes, Christy-Yes, Amey-Yes, John-Yes.

DLCT will be collecting funds by March 25th.

Standard Order of Conditions Document

The need for changes was discussed. The item was tabled to the 2nd meeting in March, 3/23/22.

Discussion

The Commission discussed invasive removal at Jewel Field and the Larrabee property. Larrabee Estate has growth of Garlic Mustard and Multiflora Rose invasive plants. The Larrabee Trustees would be contacted for any invasive management work to be proposed there.

Agent's Report

1. Updates on Active Order of Conditions, Permits, Compliance, Enforcement and Wetland Protection Issues

Red Robin 40B Proposal 61-63 County St.-There will be a pre-application meeting with Red Robin, Town Counsel, Tetra Tech, Town Engineer Mike Angieri, Conservation Chair John Sullivan and Consultant Agent Bowser. The Commission discussed the vernal pool. The Red Robin team will file an ANRAD. Deborah Anderson will go back out to the site and delineate to verify if the vernal pool is in BVW or ILSF. Additional discussion added the possibility of a NOI.

Haven Manor -There is an upcoming NOI for Haven Manor for the next meeting, 3/9.

Lot 3,4 Claybrook Rd. – Agent will be scheduling a site meeting with Mark Arnold to evaluate the replication and restoration areas.

2. Proposal for free training Program on Mass WPA Regulations by DEP Circuit Rider – buffer zone, vernal pool & habitat protection, stormwater mgmt. standards.

DEP training – Free training is available from the DEP Circuit Rider under the WPA. Agent asked if the Commission would like to schedule. An alternate Wednesday evening was suggested.

Agent draft contract - She has reviewed it and sent it back to the Town Administrator with revisions. Chairman has reviewed. Town Counsel is reviewing. The Commission will review. Agent said their approval is required.

Discussion

Vernal Pool Walk - Amey Moot said Paul McManus has agreed to lead a VP walk on one of the Open Space Saturday Walks. It looks like it may be in April.

Meeting adjourned at 9 PM

Documents:

Agent Bowser recommendation memo dated 2/19/22.

Agent Bowser recommended amendments to the Conservation Commission meeting minutes of 12/1/21 and 12/15/21.

8 Greystone Rd. plan, rev. 1/26/22, Peter Nolan & Associates, LLC, Land Surveyors/Civil Engineering Consultants.

Draft Art. 25, TM Summary change to Ch. 181 Dover Wetlands Protection Bylaw

Order of Conditions Standard & Special Conditions Template rev. 1/26/22