

Conservation Commission



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

March 5, 2015

Sherborn Town Hall

6:15 P.M.

Minutes of the Meeting

Members/Staff Present: Steve Gaskin, Michael Lesser, Kelly McClintock, Jessica Pettit, Carol McGarry, Bridget Graziano (Conservation Agent/ Administrator), Kaitlyn Kutzer (Administrative Assistant)

Members Absent: Andrea Stiller, Alex Dowse

Guests: Marian Neutra, Peggy Novak, Eliot Taylor

Mr. Gaskin called the meeting to order at 6:23 pm.

Mr. Gaskin asked for any items not reasonably anticipated within 48 hours of the meeting.

Discussions

Discussion #1 - Review of Comprehensive Permit at Washington Street Map 3 Lot 88b/c titled, *The Fields at Sherborn* for comments to Zoning Board of Appeals

A proposed 36 unit condominium development titled, "The Fields at Sherborn" was presented to the Conservation Commission by the Agent. After review of the plans provided and all other material from the application, discussion took place to review the Agent's comments on the Comprehensive Permit Application. The comments are to be submitted to the Zoning Board of Appeals (ZBA). The commission provided the Agent with additional comments and edits. The major findings were as follows:

- A significant amount of fill is required for this project and it will be used within the buffer zone. The Sherborn General Bylaw, Chapter 17 Section 10 Performance Standards-10.1, provides the commission with the ability to review the type of fill and requires testing of all material to ensure that it meets the standards of GW-1/S-1, as described in the Massachusetts Contingency Plan environmental regulations, as revised.
- The Commission stated that the Sherborn General Bylaw, Chapter 17 Sections 3.2 , 3.3 and 3.4 indicate the purpose of protecting the buffer zones, the promulgated regulations regarding activities within the resource areas and buffer zones, and include the 50' no alteration zone. The town bylaw provides more and the needed bases for protecting the

buffer zone and in turn wetland resource areas and its functions given the magnitude and types of activities and land alternations proposed in the buffer zone.

- The Agent noted that the information under 310 CMR 10.55 Bordering Vegetative Wetlands also applies to this site and is likely significant to the interests of public or private water supply, to flood controls, to storm damage prevention, to prevention of pollution and to protection of fisheries and wildlife habitat.
- Finally, the Commission concluded more information must be provided to the Commission for a complete understanding of the project, i.e.: what types of fertilizers will be used, where the snow storage would take place, how will de-icing be handled, and what type of fill will be used and where.

The Agent stated she would finalize the comments, with the assistance of Mr. Lesser, for submission and asked that some of the Commissioners attend the meeting with the ZBA on March 12th, 2015.

After all review of the facts presented, Mr. Lesser moved that the project has significant activity occurring within and alterations of the buffer zone as well as a significant amount fill required, therefore the bylaw should not be waived. Mr. Gaskin seconded and it was voted to approve 5-0.

Mr. Gaskin left at 7:38

Mr. McClintock moved to adjourn. Ms. Pettit seconded and it was voted to approve 4-0. The meeting was voted to adjourn at 7:45 pm.

Respectfully submitted,

Kaitlyn Kutzer

Documents Presented at the March 5, 2015 Public Meeting

All documents shall be kept in the Conservation Commission Office files.

Discussions**Discussion #1-Review of Comprehensive Permit at Washington Street Map 3 Lot 88b/c titled, *The Fields at Sherborn* for comments to Zoning Board of Appeals**

- Plans titled, "The Fields at Sherborn", dated December 8, 2014 by Bruce Saluk & Associates Inc., Project Description, Section 7-Existing Site Conditions description, Section 8-EX, GP, C1, C2, C3, C4, C5, C6.
- 310 CMR, Sections 10.53, 10.54, & 10.55, Pages 412, 423-426
- Massachusetts Buffer Zone Manual, Appendix A "General Summary of Recommended Buffer Widths", and B "How Development Alters Stormwater Runoff and Affects Water Quality"
- Email composed by Mr. Steve Gaskin to Bridget Graziano, "Wetlands Protection Act passages I found of interest" March, 5, 2015

Cc: Board of Selectmen, Board of Health, Planning Board, Building Dept., Town Clerk, Town Forest, Town Counsel, Sherborn Library, Advisory Committee, D/S Press, Zoning Board of Appeals, Sherborn Garden Club, Forest & Trail Assoc., Assessor, Groundwater Protection Committee, Farm Pond Advisory Committee