

**Minutes of the BOXFORD CONSERVATION COMMISSION  
TOWN HALL MEETING ROOM #1  
June 6, 2019 7:30 PM**

*Present: Peter Delaney, David Smallman, Kerri Lummus, Natasha Grigg, Mark Mitsch*

*Absent: Alan Fowler, Frank Di Luna*

*Others Present: Minutes Secretary Judi Stickney, Tom Hughes, Vasek Talacko, Dale Gienapp, Doug Balek, Brian Margresse, Fabio V. Gomes, Greg Hochmuth, John Morin, Dick Boldi, Michael Seekamp, Ann McMenemy, Deborah Colbert, and others*

**Meeting Called to Order**

With a quorum present, Chair Peter Delaney called the meeting to order at 7:30PM.

**7:30 PM SCHEDULED DISCUSSIONS AND HEARINGS**

• **Discussion: Shed Relocation, 28 Topsfield Road, Tokarev**

Greg Hochmuth, Williams & Sparages, representing the homeowner, met with the Conservation Commission to provide details on the filing of a Notice of Intent that will be coming soon regarding the shed relocation. Hochmuth expects that the NOI will be filed very soon and they are anticipating starting the project as early as next week. The Conservation Commission had made a recent site visit. This will be continued to the next meeting after the Notice of Intent has been filed.

• **Discussion: Violation 85 Pinehurst Drive, Gomes**

Greg Hochmuth, Williams & Sparages, representing the homeowner, met with the Conservation Commission to review the work that has taken place and to notify the Conservation Commission that they will be filing a Notice of Intent for that work, after the wetlands are flagged next week. The Conservation Commission had made a site visit recently and will discuss further at the hearing after the Notice of Intent has been filed.

• **Discussion: 19 King George Drive, Cronin**

Michael Seekamp, Seekamp Environmental Consultants, representing the homeowner, met with the Conservation Commission to discuss the Enforcement Order the homeowner was issued and to describe the mitigation he is proposing. He noted that a previous delineation was observed, and he was hired after all this occurred. He got a call from the contractor after they cut down some trees in the 100-foot buffer zone. The trees were hollow in the center and posed a danger. Mostly lawn area was disturbed, as well as some knotweed which was removed. The homeowner was issued an Enforcement Order and advised by the Conservation Director to seed the area. Straw wattles will be in by the 10<sup>th</sup>. Seekamp is preparing a mitigation plan and it will be ready by the next meeting. They are proposing to replace the trees on a 1-1 basis with shrubs. The shrubs will be high

bush blueberries and other native species. The grass has been seeded. No stumps were buried.

Mark Mitsch is a direct abutter to the applicant and will recuse himself from the meeting when this is brought before the Commission at the next meeting.

- **NOI 114-1277: 34 Brookview Road, 31-1-21, McComas**

- **Supporting Docs:**

- **Notice of Public Hearing:** *Notice of Intent by Applicant Parker McComas for the property located at 34 Brookview Road, Assessor's Map 31, Block 1, Lot 21. Owner is proposing to construct a detached barn within 100 feet of a Bordering Vegetated Wetland.*
- **Notice of Intent Package:** *Prepared by Williams & Sparages, prepared for applicant Parker McComas, W&S Project #BOXF-0061, dated 5/6/19:*
  - **WPA Form 3 – Notice of Intent**
  - **NOI Wetland Fee Transmittal Form**
  - **Project Narrative**
  - **4 Photos**
  - **Locus Map: 34 Brookview Road**
  - **MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**
  - **Affidavit of Service**
  - **Abutter List: 34 Brookview Road**
- **Plan to Accompany Notice of Intent:** *Prepared for Oliver Parker McComas and Ursula A. McComas, prepared by Williams & Sparages, drawn by SML, stamped by Richard L. Williams, dated 5/2/19.*

The Minutes Secretary read aloud the legal notice and abutter notifications were provided. Greg Hochmuth, Williams & Sparages, representing the applicant, met with the Conservation Commission with plans, drawings, and photos for the Commissioners to view as he made his presentation on the proposed project to construct a detached barn within 100 feet of a Bordering Vegetated Wetland. After a brief discussion, the Chair suggested a site walk before the next meeting. Hochmuth requested that the hearing be continued to the next meeting. After a brief discussion on site walk availability, the Commissioners decided to schedule the site walk for Monday, June 10<sup>th</sup>, at 6PM.

On a **MOTION** made by **Mitsch**, second by **Grigg**, the Conservation Commission **VOTED** unanimously to continue the hearing for NOI 114-1277: 34 Brookview Road, to June 20th under the Act and the Bylaw.

- **NOI 114-1278: 34 Winding Oaks Way, 31-2-16.4, Colella**

- **Supporting Docs:**

- **Notice of Public Hearing:** *Notice of Intent by Applicant Fiore Colella for the property located at: 34 Winding Oaks Way, Assessor's Map 31, Block 2, Lot*

16.4. Owner is proposing to construct a pool, pool patio, install a fence and conduct minor grading within the 100-foot Buffer Zone to a Bordering Vegetated Wetland and within Riverfront Area.

- **Notice of Intent Package:** Prepared by The Morin-Cameron Group, prepared for applicant Florindo and Melinda Colella, dated 5/15/19
  - **WPA Form 3 – Notice of Intent**
  - **WPA Form 4 – Order of Resource Area Delineation**
  - **NOI Wetland Fee Transmittal Form**
  - **Affidavit of Service**
  - **Abutter List: 34 Winding Oaks Way**
  - **USGS Map: 34 Winding Oaks Way**
  - **Site Plan of Lane: 34 Winding Oaks Way:** Prepared by The Morin-Cameron Group, prepared for applicant Florindo and Melinda Colella, drafted by WAS, stamped by John M. Morin, dated 5/9/19

John Morin, The Morin-Cameron Group, representing the applicant, met with the Conservation Commission with plans, photos, and drawings for the Notice of Intent filed to construct a pool, pool patio, install a fence and conduct minor grading within the 100-foot Buffer Zone to a Bordering Vegetated Wetland and within Riverfront Area. After a brief discussion, the Chair proposed making a site visit on this property on Monday night, June 10<sup>th</sup>, at approximately 6:30PM. Morin requested to continue the hearing to the next meeting.

On a **MOTION** made by **Mitsch**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to continue the hearing for NOI 114-1278: 34 Winding Oaks Way, to June 20th under the Act and the Bylaw.

- **NOI 114-1279: 372 Ipswich Road, 18-2-4, Camp Rotary**  
**Supporting Docs:**
  - **Notice of Public Hearing:** Notice of Intent by Applicant Richard Boldi for the property located at: Camp Rotary on Ipswich Road, Assessor's Map 18, Block 2, Lot 4, to partially demolish the existing dining hall structure and renovate, reconstruct and expand the dining hall structure within 100-feet of Stiles Pond and Bordering Vegetated Wetland, and make associated improvements.
  - **Notice of Intent Package:** Prepared by Hughes Environmental Consulting, prepared for applicant Camp Rotary, Inc., dated May 16, 2019
    - Project Narrative
    - WPA Form 3 Notice of Intent
    - USGS Map
    - 2013 Orthophoto
    - View from the North
    - View from the West
    - Site Photos
    - Abutters List and copy of Abutter Notice

- *DEP Fee Transmittal form*
- *Site Plan Set, 4 sheets, prepared by Hancock Associates, dated May 16, 2019*

Tom Hughes, Hughes Environmental Consulting, representing the applicant, met with the Conservation Commission to review their proposal to partially demolish the existing dining hall structure and renovate, reconstruct and expand the dining hall structure within 100-feet of Stiles Pond and Bordering Vegetated Wetland, and make associated improvements. Hughes advised that they had also requested that the filing fee be waived, as they are a non-profit organization.

On a **MOTION** made by **Mitsch**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to waive the filing fee for the Notice of Intent for the non-profit organization, as requested.

Vasek Talacko, Hancock Engineering, provided details on the stormwater management plans and the 26,000-gallon fire suppression tank. Hughes and Talacko provided many drawings, photos, and plans for the Commissioners to view as they made their presentation. With little discussion, the applicant requested to close the hearing.

At the request of the applicant and on a **MOTION** made by **Mitsch**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to close the hearing for NOI 114-1279: 372 Ipswich Road, 18-2-4, Camp Rotary, under the Act and the Bylaw.

- **COC 114-1264: 372 Ipswich Road, 18-2-4, Camp Rotary**

After a brief discussion, Tom Hughes, representing the applicant, requested that the Certificate of Compliance request be heard at the July 11<sup>th</sup> meeting.

At the request of the applicant and on a **MOTION** made by **Mitsch**, second by **Lummus**, the Conservation Commission **VOTED** unanimously to continue the hearing for the Certificate of Compliance for file #114-1264: 372 Ipswich Road, 18-2-4, Camp Rotary to July 11, under the Act and the Bylaw.

- **Continued 114-1275: 317 Middleton Road, 41-2-13 & 14 Collamore**  
**Supporting Docs:**

- **Notice of Public Hearing:** *Notice of Intent by Applicant Andrew T. and Kristal R. Collamore for the property located at: 317 Middleton Road, Map 42, Block 1 Lot 13 & 14. Owner is proposing to construct an addition to an existing dwelling to include an In-law apartment and garage space, also to construct a barn and make other associated improvements to the property within 100 feet of a bordering vegetated wetland.*
- **Notice of Intent Package:** *Prepared by Hancock Associates, prepared for Andrew T. and Kristal R. Collamore, HA Job Number: 16199, dated May 2019*
  - **NOI Checklist**

- **Project Description**
- **WPA Form 3a - Notice of Intent**
- **Filing Fee Information**
  - **Fee Transmittal Form**
  - **Copy of Checks**
- **Abutter Information**
  - **Certified List of Abutters**
  - **Abutter Notification**
- **Locus Map**
- **FEMA Map**
- **Plans**
  - **Permit Site Plan (1 Sheet)**

Ann McMenemy from Hancock Survey, representing the applicant, as well as her colleague Deborah Colbert, met with the Conservation Commission to address the Commission's concerns on their recent site walk on May 29<sup>th</sup>. McMenemy provided plans for the Commissioners to view but noted that she made a mistake on them and will issue new plans for the Commission to have on file tomorrow. The Chair advised they would not be able to close the hearing tonight, as the corrected plans need to be on file. After a brief discussion, McMenemy requested to continue the hearing to June 20<sup>th</sup>.

At the request of the applicant and on a **MOTION** made by **Mitsch**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to continue the hearing for file 114-1275: 317 Middleton Road, 41-2-13 & 14 Collamore, to June 20<sup>th</sup>, 2019, under the Act and the Bylaw.

- **Continued NOI 114-1273: 4 Pond Street, 25-6-7, Angelini**  
**Supporting Docs:**
  - **Notice of Public Hearing:** *Notice of Intent by applicant Nancy Angelini for the property located at: 4 Pond Street, Assessor's Map 25, Block 6, Lot 7. Owner is proposing to pave an existing gravel driveway and make associated improvements within 100' of Lowe Pond and associated Bordering Vegetated Wetlands.*
  - **Notice of Intent Package:** *Prepared by Michael G. O'Neill P.E. Consulting Engineering Services, prepared for Nancy Angelini, dated April 1, 2019*
    - **WPA Form 3 – Notice of Intent**
    - **USG Locus Map**
    - **Fee Transmittal Form**
    - **Affidavit of Service**
    - **Legal Notice to Abutters/List of Abutters**
  - **Site Plan:** *4 Pond Street, prepared by Michael O'Neill P.E., dated 2/6/19*

As there was no one in attendance to address this hearing, the Chair requested a motion to continue the hearing to the next meeting on June 20<sup>th</sup>.

On a **MOTION** made by **Mitsch**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to continue the hearing for Continued NOI 14-1273: 4 Pond Street, to June 20<sup>th</sup>, under the Act and the Bylaw.

- **COC 114-1208: 19 Appleton Lane, 19-2-33, Hall**

Greg Hochmuth, representing the applicant, met with the Conservation Commission to request a Certificate of Compliance for 114-1208. They will be filing another Notice of Intent and need this one to be closed out first. After a brief discussion, the Conservation Commission took the following action:

On a **MOTION** made by **Mitsch**, second by **Lummus** the Conservation Commission **VOTED** unanimously to execute and issue the Certificate of Compliance for file #114-1208: 19 Appleton Lane, 19-2-33, Hall.

**8:52 PM      ADJOURN**

With no further business, on a **MOTION** made by **Grigg**, second by **Smallman**, the Conservation Commission **VOTED** unanimously to adjourn at 8:52 PM.

Respectfully submitted,



Judith A. Stickney  
Minutes Secretary