Commissioners Present: Kelly McClintock (Associate Member left at 8:00pm), Jean Bednor, Neil Kessler, Michael Lesser, Cindy Ostrowski, Jessica Jackson (arrived at 7:09, left at 7:42 to attend Select Board returned at 8:45), Carol McGarry (arrived at 7:10pm) Courtney EK (arrived at 7:22pm)

Commissioners Absent: none

Guests: Dhruv Kaushal, Linda Horan, Susie Wheelwright, other residents who didn’t sign in

Staff: Allary Braitsch (Agent), Elizabeth Laracy (Administrative Assistant)

Neil Kessler called the meeting to order at 7:03pm.

7:00 Discussion

Budget

The Commission discussed budget recommendations, hiring of consultants for parcel inventories and funding levels for Fiscal Year 2021. The Commission’s budget liaison, Dhruv Kaushal, was present for the discussion. Mr. Kaushal expressed concerns for cost increases requests for fiscal year 2021 but did so with an understanding that expenses and land management costs have increased. He encouraged the Commission to ask for some “moderate, justifiable increase” in our FY21 budget. He thought this was important in order to carve out the space with Advisory for the costs associated with our role in preserving the town’s highly valued rural character and with our increasing responsibilities under the goals and recommendations of the Master Plan.

A MOTION was made and seconded to hire to Peter Westover and Laurie Sanders to conduct a comprehensive inventory and scope of work for Leland Mill Pond and Baily trail. APPROVED 6-0.

A MOTION was made and seconded to fund attendance at the MACC Conference for all Commission Members and Staff. APPROVED 6-0.

A MOTION was made and seconded to fund the labor and material for a new kiosk for Bailey Trail in this calendar year. APPROVED 5-0-1.

A MOTION was made and seconded for a new large format laminated seasonal informational posters for placement in four kiosks. APPROVED 5-0-1.

A MOTION was made and second to spend $500 in the Spring of this calendar year for a public speaker. APPROVED 5-0-1.
Request for Determination – 152 Maple Street- New Garage/Barn Storage
The Agent presented the proposal for the construction of a new garage/barn in existing lawn/landscaped area. The closest point of the barn is about 85ft from the Bordering Vegetated Wetland and all outer buffer zone area is already altered. There is no tree removal required for the construction. An area of currently altered inner buffer zone will be protected as mitigation. The Commissioners requested the following additional information be added to the plan:

- Square footage of the proposed alteration in jurisdictional area
- Distance from the disturbance to the wetland to be shown on the plan
- Garage location more clearly marked on the plan (remove the secondary location shown)
- Existing natural drainage patterns and proposed (show before and after grades)

Also sought a description of how the stormwater/roof runoff will be handled. A MOTION was made seconded to continue the discussion to 9:30pm on December 19th. APPROVED 6-0.

Notice of Intent Silverwood Farm
The Chair reopened the hearing. A MOTION was made and seconded to continue to 8:20pm. APPROVED 6-0.

The Chair reopened the hearing for Silverwood Farm. Neither Joyce Hastings or Jonathan Hodson-Walker were in attendance. The Agent has spoken with Joyce Hastings from GLM Engineering and Joyce is moving forward with designing a basin close to the trail located at the end of Dopping Brook Road. The Agent anticipates receiving the engineered plans for the basin in January with the work planned to take place in the Spring. The check dams were installed, and they will be installing an additional check dam in the field outside of the Commission’s jurisdiction. The Agent hasn’t observed any erosion and the dams appears to be slowing the water flow and capturing sediment. The Commissioners discussed the possibility of silt leaving the site in heavy Spring rains. The Commissioners also discussed the value of monitoring turbidity for the Dodd Pond and the need to hire a consultant to assess the health of the Dodd Pond. A MOTION was made and seconded to continue the hearing to December 19th at 10pm. APPPROVED 6-0.

Request for Determination -15 Cider Hill Lane- Tree Removal (continued from 11/21/19)
Adam Briggs, the homeowner, explained the location of the trees proposed for removal for safety and provided a tree risk assessment report from Davey Resource Group. The Commission requested two of the trees to remain as snags and that three red cedars be planted to mitigate for the removals. A MOTION was made and seconded to permit the project with conditions as Positive 2b, 5 Negative 3. APPROVED. 7-0.

Discussion
31 Hunting Lane:
The Commission discussed the property located at 31 Hunting Lane and adjacent parcels. It has been proposed that these parcels be taken out of 61B classification and developed into housing units. The Commission will research the environmental values of the parcels and make a recommendation to the Select Board.

Meeting attendees expressed the following concerns:
- Clarification on which parcels are currently classified as 61B
- Proposed purchase price
- Wildlife concerns
- Wetlands located on the property
- Sewage treatment location
- Ledge issues
- Well water volume issue
- Well water quality issue

Proposed Changes to WPA
The Agent explained the proposed changes which are mostly procedural to the Commission.

Town Forest Red Pine Cutting Project
The Agent has no new information at this time.

Preliminary Regulation Changes
RDA v. NOI will be added to the January 9th agenda

Minutes:
A MOTION was made and seconded to approve the 11/21 minutes with the edits discussed. Approved 7-0

Planning Board Regulations
The Commissioners discussed proposed changes to the Planning Board’s Subdivision Bylaw. Jessica Jackson, the Commission Liaison on this matter, has received comments from several commission members and will compile the comments for the Planning Board. A MOTION was made and seconded to strongly recommend that the Bylaw address increased setbacks from wetlands for large septic systems and that monitoring wells be installed and regularly tested. APPROVED 7-0

Signing of Warrant
No warrant was presented.

Agent’s Report
Site Issues/Questions
Emergency Certificate – tree removal
The Commissioners ratified an Emergency Certificate for tree removal at 147 Washington Street.

Violations
81 Hunting Lane
The Agent has no update and has not heard anything further from the homeowner.

3 Oldfield
The Agent is meeting with the applicant’s consultant and attorney on December 9th at the property site. The Commissioners expressed concern over manure storage possibly in jurisdictional areas. The Chair requested the Agent speak with town counsel regarding what mechanisms we have at our disposal to deal with severe timeline violations.

Administrative Approvals
The following administrative approvals for soil testing were signed by the Agent as the proposed project activities are outside jurisdictional areas.
101 Woodland Street
15 Wildwood
The following administrative approvals for soil testing were not conducted due to snow cover:
160 Nason Hill Road Lot 22
160 Nason Hill Road Lot 22A

A MOTION was made and seconded to adjourn. Approved 7-0. Meeting adjourned at 10:53 pm

Documents Presented at the December 5, 2019 Conservation Meeting

Discussions

Budget
Parcel Inventory and Budget Recommendations – Discussion Summary December 5, 2019

31 Hunting Lane
Blatman, Borrowski & Harvery, LLC letter dated November 19, 2019
Sherborn Tax Map – Hunting Lane and North Main Street

Request for Determination
152 Maple Street
- WPA Form Request for Determination dated November 18, 2019
- Application Summary dated November 18, 2019
- Garage/Barn location plan
15 Cider Hill Lane
- Tree Assessment Report dated November 27, 2019