

Weston Conservation Commission - Public Meeting Minutes
March 17, 2020
Approved: April 14, 2020

Members Participating Remotely: Joseph Berman (chair), Alison Barlow, Rees Tulloss, Josh Feinblum, Rebecca Loveys, Ellen Freeman Roth, and Rees Tulloss
Members Absent: Cynthia Chapra
Conservation Staff: Michele Grzenda

Others Present via Remote participation: 512 Glen Road Application: Kevin O’Leary (Jillson company), Karen Sabastian, Landscape; 21 Spring Road Application: Brendon Puffer; 57 Lexington Street: M. Houtchens

7:15 p.m. The Chair opened the Zoom Meeting to Remote Participation

Joe Berman read into the record: “Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Weston Conservation Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to and view this meeting while in progress may do so by logging onto this Zoom Meeting link found at the top of the Meeting Agenda posted online and on the front door of town hall. We will post a record of this meeting on the town’s website as soon as we are able.”

7:18 p.m. Notice of Intent – 512 Glen Road; F. Kiani (owner); K. O’Leary (Jillson Company); K. Karen Sabastian, Landscape Architect

The Applicant filed this Notice of Intent for the reconstruction of a single-family house at 512 Glen Road, that was destroyed in a fire during August 2019. A portion of the work will occur within the 100-foot buffer zone to wetlands and the 200-foot Riverfront Area (310 CMR 10.58). The Riverfront Regulations require that the applicant shall prove that there is no significant adverse impact on Riverfront or any other wetland resource and there are no practicable and substantially equivalent economic alternatives with less adverse effects (310 CMR 10.58(4)(c)).

The project as proposed alters 1,100 s.f. more Riverfront Area than allowed under 310 CMR 10.58(4)(d) Furthermore, a portion of the proposed house is located slightly closer to the stream than the existing house. As such, the Applicant proposes to restore 1,160 square feet of previously disturbed Riverfront Area (lawn) immediately adjacent to the BVW and an additional 1,540 square feet of disturbed riverfront area on other parts of the property. This amounts to a total of 2,700 square feet of restored Riverfront Area, slightly greater than the required 2:1. The Commission finds that sufficient mitigation has been proposed to meet the performance standards of 10.58(5). The mitigation planting plan includes native saplings, shrubs and a native plant seed mix.

Jose Carrillo from 520 Glen Road asked about the proposed tree clearing.

Motion by Ellen Freeman Roth to close the hearing and issue this Order of Conditions approving the project; seconded by Rees Tulloss; vote 5:0:0.

7:35 p.m. Request for Determination of Applicability – 21 Spring Road; Brandon Puffer

The owner has filed this Request for Determination of Applicability for landscaping and patio improvements within the buffer zone to Bordering Vegetated Wetland (BVW) at 21 Spring Road. Work proposed within the 100-foot buffer zone includes (1) installation of a bluestone terrace; (2) installation of

an irregular bluestone firepit area fit in between the terrace and exposed ledge; (3) minor regrading near the foundation; adding plant beds, trees, and bushes; (4) adding topsoil and reseeding lawn; and (5) removing invasive vines and thorns from the edge of the lawn area and surrounding trees. All work will be conducted at least 35 feet from the wetland edge. Erosion controls in the form of a 9” straw wattle will be placed along the edge of the existing lawn to protect the nearby resource areas. The straw wattle will remain in place until all disturbed ground is stabilized. The Agent also noted that there a 15-foot wide easement for surface drainage centered over the eastern property line from Spring Road to the back-property line. There are a significant number of plantings proposed within the drainage easement. Therefore, the owners should notify DPW to confirm the nature of the easement and verify any impacts the easement may have on the proposed landscaping. Motion by Alison Barlow to issue a Negative #3 Determination of Applicability; seconded Josh Feinblum; vote 6:0:0.

7:50 p.m. Request for Determination of Applicability – 57 Lexington Street; M. Houtchens

The owner has filed this Request for Determination of Applicability for after-the-fact landscaping improvements within the 100-foot buffer zone to a wetland. Area 1 is approximately a 25'x6' strip of land located within the 25-foot No Disturb Zone (NDZ) of a stream. The area was cleared (by hand removal) of poison ivy and thorny brambles. Invasive vines were cut and pulled out by the roots. No chemicals or herbicides were used. Ropes and ladders were tied to trees for children's play area. There is no intention to convert space to lawn. The owner proposes to annually hand pull invasive species from the area to maintain play area and avoid injury. For mitigation, the owner will demarcate the 25 ft no disturb zone with boulders to ensure there is no lawn encroachment into this area. Area 2 is approx. a 500 ft strip of land within 100 ft of stream buffer zone; only the edge of the NDZ was impacted. The area was cleared of poison ivy and thorny brambles. There is no intention to convert the area to lawn. Proposed mitigation includes planting native bushes, such as highbush blueberry, to demarcate the NDZ, the owner wishes to maintain the garden area, outside the NDZ, and to keep the area free of invasive or poisonous plants. Motion by Ellen Freeman Roth to issue a Negative Determination of Applicability; seconded by Josh Feinblum; vote 6:0:0. Special conditions: By May 30, 2020, the owner shall install the boulders along the edge of lawn near Area 1 and plant at least 4 native shrubs along the No Disturb zone in Area 2. This deadline may be extended should Covid-19 concerns still limit purchasing of plants.

8:10 p.m. Case Estates Ecological Management Plan

The originally scheduled management plan presentation for the Case Estates was cancelled and the presentation was put online here: <https://www.weston.org/1367/Ecological-Management-Plan>. Public comments on the Draft EMP are requested by March 31, 2020.

8:15 p.m. Admin. Matters

1. Signing of bills and documents
 - o Due to Covid-19, the Commission agreed to each sign a signature page from their home for the three permits issued tonight and the Agent will collect, collate, and issue.
2. Land Management Updates –
 - o Two hazard pine trees have been identified behind 433 Concord Road on Conservation Land; The Commission authorized the hiring of Stumpys to remove these hazard trees for \$4,200
3. Signing of Bills -
4. Approval 2/25/20 Con Com minutes; Motion by Josh Feinblum to approve; seconded by Rebecca Loveys; vote: 6;0:0.
5. 44 Oak Street – (337-1282) monumentation admin approval — the OOC for 44 Oak street required that some type of monumentation be installed along the approved edge of lawn to demarcate the edge of the No Disturb Zone. The owner would like to build a low, stone wall similar to what is shown in the attached image. The location will be entirely on the existing lawn, following the No-Disturb Boundary. The Commission was ok with this proposal.

6. The Agent updated the Commission on a proposal for landscaping improvements within the 100-foot buffer zone at 36 Church Street. It was the Commission's opinion that an RDA would be sufficient.

Motion by Josh Feinblum to authorize the Agent to process the bills on behalf of the Commission seconded Rees Tulloss. Vote 6:0:0.

Meeting adjourned at 9:00 p.m.