

Carlisle Conservation Commission
March 9, 2023
Minutes

7:01p.m. Chair Alex Parra - Introduction to Remote Meeting: This meeting was conducted remotely pursuant an Act extending to March 31, 2023 certain COVID-19 measures adopted during the State of Emergency. For this meeting, the Conservation Commission convened via Zoom web conference as posted on the town's web site identifying how the public may join. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings.

Members Present: Alex Parra (Chair), Dan Wells (Vice Chair), Navneet Hundal (7:00-9:15), Brian Murphy, Helen Young
Conservation Staff: Sylvia Willard, Conservation Administrator; Mary Hopkins, Asst to the Conservation Administrator

New and Pending Business: (taken up throughout the meeting as time permitted)

Signatory Authorization: On the motion by Murphy and seconded by Young, it was voted to authorize the Administrator to sign documents approved at this meeting on behalf of the Conservation Commission.

Roll Call Vote: Wells-aye; Hundal-aye; Young-aye; Murphy-aye; Parra-aye.

Approval of Bills: On the motion by Young and seconded by Murphy, it was VOTED to approve the bills as presented. Roll Call Vote: Wells-aye; Hundal-aye; Young-aye; Murphy-aye; Parra-aye.

Minutes: On the motion by Murphy and seconded by Hundal, it was VOTED to approve the 11/17/2022 and 12/15/2022 minutes as presented. Roll Call Vote: Well-aye; Hundal-aye; Young-aye; Murphy-aye; Parra-aye. The draft minutes for 1/12/2023 and 1/26/2023 were deferred to March 30, 2023.

Review of Carlisle Special Orders of Conditions: On the motion by Hundal and seconded by Murphy, it was VOTED to adopt the revised Special Order of Conditions, subject to the inclusion of the revised DEP Wetland Replication Guidelines, where applicable. Roll Call Vote: Well-aye; Hundal-aye; Young-aye; Murphy-aye; Parra-aye.

FY24 Budget – Invasive Plant Treatment: The Warrant Article for the Greenough barn removal project includes funding for a Notice of Intent to address the Japanese Knotweed located in the vicinity of the barn. The licensed applicator that had been conducting treatment for the Commission on various conservation lands, including Towle Field and the Cranberry Bog, has moved out of state. Hopkins is currently in the process of researching licensed applicators who may be available to continue treatment plans this spring.

Annual Report: The report was approved subject to finalizing the data points relative to ANRAD/ORAD submissions.

Meeting Dates FY23 2nd Quarter: April 13; May 4 & 25; June 8 & 22

Annual Farmers' Meeting:

Present was **Mark Duffy**, who holds agricultural land use agreements for fields located on the **Bisbee Land, Foss Farm, Fisk Meadow, the Greenough Land and the Hutchins and Robbins parcels**. Mr. Duffy reported last year's growing season was significantly impacted by the drought conditions. The Commission requested that Mr. Duffy include specific details regarding the quantity and frequency of herbicide applications on next year's Land Use Reporting forms. The Commission also requested that Mr. Duffy mow the edges farther back on the Bisbee field, maintain the walking trail around the upper field at Foss Farm, and that he address the requirements for field edge maintenance as outlined for all other parcels.

Dick Shohet – Fox Hill: Mr. Shohet is no longer haying; he continues to mow the field edges.

Andrew Rodgers – Woodward Land: The Commission will request a grazing report from Mr. Rodgers at the next meeting.

7:31 p.m. (DEP 125-1140) Notice of Intent, Continued Hearing

Applicant: Martha and Kenneth Bedrosian

Project Location: 44 Bedford Road

Project Description: Construction of a detached three car garage, installation of utilities, mitigation plantings and paving of an existing dirt driveway with work within the 100-foot Buffer Zone of a Bordering Vegetated Wetland

Present was applicant Kenneth Bedrosian, who agreed to provide an at-scale plan encompassing the details, as previously requested at the 1/26/23 meeting. On the motion by Murphy and seconded by Wells, it was VOTED to continue the hearing with the applicant's approval March 30, 2023 at 7:30 p.m. Roll Call Vote: Wells-aye; Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

Certificates of Compliance:

(DEP 125-558) 44 Bedford Road: Applicant: Martha and Ken Bedrosian; Project: Installation of a septic system, well, proposed future barn in the rear of the house, removal of a chicken coop and outbuildings. Issued: 6/15/1999.

Parra said there are several procedural requirements that need to be resolved in order to address this request for a COC. Willard provided a brief synopsis as follows: The original filing for this project was approved in 1999. The request for a COC submitted in November of 2001 was denied due to unstable site conditions and other deficiencies – all of which were identified in a letter to the applicants. During that process, the Bedrosians, who were in the process of purchasing the property, expressed their wish to undertake other projects at some point in the future, including: removal of several outbuildings, the construction of a barn, the relocation of the driveway to its present location in order to gain a setback of 25 feet from the Bordering Vegetated Wetlands. A Request for Determination of Applicability was submitted in 2005 for work including construction of a berm, leveling of the driveway, construction of a 30' x 35' barn, and the removal of several trees. It was determined by the Commission at that time that work under the RDA would be limited to grading/leveling, construction of a gravel berm at driveway entrance, and removal of one dead tree, with the construction of the barn to be proposed in the submission of a new Notice of Intent.

Since that time, an outbuilding was added to the backyard without a filing despite the fact that the owners had been told any future work within the Buffer Zone would require a filing. An As-Built Plan submitted to the BOH for the septic system and well installation revealed that the well line was not installed according to the plan, possibly to avoid a boulder, and instead it was installed between the approved Limit of Work and a wetland flag. In 2013 there was an office visit by the owner regarding adding a room to the back of the house. At that time Willard informed the owners that a NOI would be required for this project, which was followed up with a letter to the owners restating that requirement. Since that time, the room/addition was constructed without the submittal of a filing. The current NOI plan is for the new garage to be attached to that room.

Parra said that for purposes of determining next steps, the room addition should be formally added to the current NOI so that it can receive approval. He asked Willard if there were any other issues regarding the work under the original OOC for which a COC has been requested. Willard said the turnout for the driveway as it turns off Bedford Road is now substantially larger than what was shown on the approved plan. There is also some fencing that was installed for a garden that does not allow for wildlife passage. In addition, the wetland line on the current plan differs from what was shown on the previous plan in that it does not extend into the backyard. Parra requested that the revised plan should encompass all work that was not previously approved, and with that done, the Commission can then close out the previous OOC, indicating some of the work was never undertaken.

Parra asked Mr. Bedrosian if he understood the requirements moving forward. Mr. Bedrosian said he believes the current plan shows the driveway as it currently exists, including the turnout. He said he had not seen the original plan from 1999 and therefore was not aware that any of the other previous work needed to be addressed. He stated that he now understands what is needed in terms of a revised plan.

7:41 p.m. (DEP 125-1152) Notice of Intent, Continued Hearing

Applicant: Federal Investment Properties Trust

Project Location: 445 East Riding Drive - Lot 1

Project Description: Construction of a single-family dwelling, soil absorption system, associated tree removal and grading. A revised plan dated 2/27/23 shows the trees proposed for removal in the Buffer Zone (30). The limit of work has been brought toward the home by about 20 feet at the rear of the home.

Parra requested that the representative present the revised plans for each of the three projects before addressing questions and comments from the Commission.

Present on behalf of the applicant was Robert Melvin of Stamski and McNary. He reported that the applicant hired Oxbow Associates to complete the review of the entire development project in conjunction with Massachusetts Endangered Species Act (MESA) filing requirements. The submitted Project Review and Habitat Assessment states the finding that the wetlands on the project sites do not contain the hydric vegetation suitable for Blanding's turtle breeding and nesting habitat. Mr. Melvin has received notification from the Massachusetts Division of Fisheries and Wildlife allowing the applicant to receive an Order of Conditions before the conclusion of the MESA filing.

Mr. Melvin shared the revised plan dated 2/27/23 which now includes the 30 trees proposed for removal within the Buffer Zone on this lot. Also shown on the updated plan is a slightly revised house box based on the recently completed architectural plans, which does not require any significant increase or decrease to the limit of work area extending into the Buffer Zone.

7:47 p.m. (DEP 125-1151) Notice of Intent, Continued Hearing

Applicant: Federal Investment Properties Trust

Project Location: 445 East Riding Drive - Lot 2

Project Description: Construction of a single-family dwelling, soil absorption system, and associated grading.

Mr. Melvin shared the revised plan dated 2/27/23 which includes the 42 trees proposed for removal within the Buffer Zone on this lot. Also shown on the updated plan is a slightly revised house box based on the recently completed architectural plans. There has been no change to the extent of the limit of work from the previously submitted plan.

Murphy asked if the applicant may consider combining the individual driveways for Lots 2 and 3 in order to minimize the number of trees to be removed. Mr. Melvin stated the applicant had considered this but ultimately decided to provide two separate driveways. Murphy strongly urged them to reconsider.

7:53 p.m. (DEP 125-1150) Notice of Intent, Continued Hearing

Applicant: Federal Investment Properties Trust

Project Location: 445 East Riding Drive - Lot 3

Project Description: Demolition of an existing tennis court, construction of a single-family dwelling, soil absorption system, a portion of a driveway and associated grading.

Mr. Melvin shared the revised plan dated 2/27/23 which includes the 8 trees to be removed within the Buffer Zone on this lot. Also shown on the updated plan is a slightly revised house box based on the recently completed architectural plans, which does not require any significant increase or decrease to the limit of work area extending into the Buffer Zone. The revised plan also includes the removal of a tennis court and an existing outbuilding.

Parra asked if the plans include proposed planting mitigation for the tree removal. Mr. Melvin said they designed the lots to minimize the impacts of tree removal to the greatest extent possible. He noted that the areas where trees are proposed for removal are limited to locations where the dwellings and their appurtenances will be constructed, and said that because of this, they did not believe tree replacement would be necessary.

Parra asked how many trees would be saved if they proposed a single driveway for Lots 2 and 3, with the majority being in the location of the driveway proposed for Lot 3. Mr. Melvin said that a shared driveway would be wider, and he noted there are several large trees located between the two driveways they are aiming to save. Parra asked how the width of the separate driveways compares to that of a shared driveway. Mr. Melvin said the individual driveways are ten feet wide vs 12 feet for a shared driveway. Murphy pointed out that if they were to combine the two driveways, the number of trees required for removal would be reduced to four. Mr. Melvin said the four lots were approved via an ANR plan, and he reiterated the fact that although a common driveway was considered by the applicant, this is the ultimately route the applicant wishes to take for the new lots.

Parra requested comments from the other commissioners. Hundal supported combining the two driveways. Wells and Young had no additional comments.

Present was Marie Paglia of 363 East Riding Drive, who asked how the removal of 40-plus trees on Lot 2 would affect the ditch located between Lots 1 and 2 that runs into Brook Street. She expressed concern that she will receive additional runoff toward her house following the tree removal. Mr. Melvin said he believes the ditch Ms. Paglia is referring to is not located on the subject property. He said they have designed the lots and associated grading to maintain existing conditions to the greatest extent possible, with all grading directing runoff and stormwater toward the wetlands and the remainder being infiltrated into the ground to mitigate the effects of construction. He said the drainage ditch is a resource area that is protected by the Conservation Commission to which they are not proposing any adverse effects. Mrs. Paglia asked if a water flow study had been done, given the fact that 40+ trees that currently absorb water will be removed. Mr. Melvin said this was a consideration in the designs. Parra asked Mr. Melvin if they are proposing any additional infiltration measures. Mr. Melvin said there are no additional infiltration measures being proposed, as the ground will naturally infiltrate water as it does under current conditions. Murphy noted there is an existing swale between Lots 1 and 2 that is not shown on the plan, which he believes is located parallel to the driveway on Lot 1.

Parra asked Willard if there are any provisions under the Commission's Tree Removal Policy that prevent them from requesting mitigation and plantings for the tree removal shown on the proposed plans. Willard said there are a total of 80 trees proposed for removal within the Buffer Zone on the three lots. She said she suspects a subdivision would require provisions for mitigating roof runoff and attention to drainage, but this is an ANR for four lots.

Wells said the tree removal and increased impervious area will impact the amount of runoff into the wetlands, but since they are not required to comply with Stormwater Standards in this case, he would like to receive additional information relative to the cumulative change in impervious area within the Buffer Zone. Mr. Melvin said he did not have that information. Wells said he agrees with the concerns expressed regarding the number of trees being removed without any planting mitigation being proposed. Mr. Melvin said they have graded out the lots so that water is either directed toward the wetlands or infiltrates into groundwater so there should be no concerns regarding flooding.

Parra said that because the Commission will not be in a position to vote on the Orders until MESA has responded, they are trying to provide as much feedback as possible so that Mr. Melvin and his client can consider plan modifications including a reduction in the number of trees being cut within the Buffer Zone, the inclusion of total impervious surface area being added with the development, and mitigation that is or could be proposed. Parra suggested that if they were to review the Tree Removal Policy, it would be clear that the Commission would like to see mitigation in the form of replacement plantings. Mr. Melvin said they would take these recommendations into consideration. Regarding replacement of trees, Mr. Melvin said it seems a bit unreasonable to require a full

1:1 replacement, since the trees are being removed in order to provide septic systems and/or yard area. Wells referred the representative to the Commission's Tree Removal Policy, which allows for the planting of native shrubs and/or trees as mitigation. Murphy recalled the Commission had requested during the site visit that they show all trees located within the Buffer Zone, both those proposed for removal and those that will be left, which he pointed out could be to the applicant's advantage.

Willard noted that the septic system is being graded up by approximately six feet on Lot 2, indicating the presence of high groundwater. Mr. Melvin said they had to build up the system in order to comply with Title V setbacks for the septic systems.

On the motion by Murphy and seconded by Hundal, it was VOTED to continue the hearing with the representative's approval to March 30, 2023 at 7:45 p.m. Roll Call Vote: Wells-aye; Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

8:18 p.m. (DEP 125-1153) Restoration Notice of Intent, Continued Hearing

Applicant: Derek Zanga

Project Location: 545B South Street (Off South Street)

Project Description: Removal of invasive plant species and planting of native species

Present were the applicant and his representative, Field Botanist Matthew Charpentier of Oxbow Associates. Mr. Charpentier provided a timeline of events since the previous hearing. Prior to the opening of the hearing, a conference call was held on January 12 with Senior Scientist, Scott Smyers of Oxbow Associates, MassDEP Environmental Analyst, Pam Merrill, during which concerns regarding potential dredging/filling were discussed. There was also a request from Ms. Merrill for additional information regarding the scope of work and supplemental methods for control of invasive species proposed for the project. This information has since been provided to Ms. Merrill, and they are awaiting a response. A site visit was held on February 3 for members of the Commission.

Parra asked Mr. Charpentier if they are required to file an Environmental Notification Form (ENF) in accordance with the requirements of the Massachusetts Environmental Policy Act (MEPA). Mr. Charpentier said he believes the initial requirement for the filing of an ENF was determined prior to the meeting with DEP and to the submittal of supplemental control measures. Mr. Charpentier stated they are now relatively confident the filing of an ENF will not be necessary.

Parra recalled there had been discussion during the site visit regarding the potential for also conducting removal of invasive plants on the Benfield Land in order to assist with the current project moving forward. He said that upon further thought, he believes this approach would require the town to join in the NOI. He suggested putting this possibility aside for the time being since the process could be more complicated and time-consuming than the applicant wishes it to be. Wells asked if the off-property work would be regulated under the Wetlands Protection Act and/or if it is located on Conservation Land. Willard some of the work would be located within jurisdictional areas and some on land protected under a Conservation Restriction; there is also the concern that some could be located within the Zone 1 Wellhead Protection Area for the Public Water Supply. Wells suggested an alternative would be undertaking the work using hand management methods only in these areas as appropriate. Murphy commended the applicant for his willingness to take on some of the invasives and said it would be great if the town were willing and able to undertake removal of invasives on the adjacent Benfield Land.

Parra said the hearing shall be continued pending DEP's decision regarding the supplemental information submittal. Mr. Charpentier plans to follow up with DEP and MEPA as soon as possible and will inform the Commission once they receive a response. On the motion by Wells and seconded by Hundal, it was VOTED to continue the hearing with the representative's approval to March 30, 2023 at 7:15. Roll Call Vote: Wells-aye; Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

8:27 p.m. (DEP 125-1154) Notice of Intent

Applicant: Michael Napier/East Coast Development

Project Location: 42 Bingham Road

Project Description: Construction of a driveway with an open bottom box culvert to cross an intermittent stream providing access to a proposed single-family dwelling and deck, a water supply well, elements of a sewage disposal system, a second, and temporary disturbance and reconstruction of an intermittent stream to allow installation of a septic system leaching field. Work is within Bordering Vegetated Wetland and Bank resource areas and within the 100-foot Buffer Zone of a Bordering Vegetated Wetland.

Parra requested confirmation of ownership. Nathaniel Cataldo of Stamski and McNary confirmed Sunrise Homes is the current owner as reflected in the deed and on the signed Notice of Intent submittal. Parra reported the Request to Amend the Order of Conditions for DEP 125-1026 has been withdrawn by the applicant's representative as has the request for an Extension.

Mr. Cataldo shared the current plan that was submitted in order to address the procedural issues associated with the previous filing and the Enforcement Order, and to complete work associated with the first stream crossing, the open bottom box culvert installation, and the wetland replication area (WRA). Also included in the proposal is the construction of the remainder of the driveway, a single-family dwelling, deck, private water supply well, site grading and portions of a sewage disposal system, the layout of which has been updated per the revised delineation. The proposed driveway crosses the Bordering Vegetated Wetland between WF8 and WF9, requiring approximately 278 +/- S.F. of wetland filling. A 390 +/- S.F. replication area will be provided to mitigate the proposed wetland filling. A 19-foot span, open bottom box culvert with concrete headwalls is proposed to allow the passage of water underneath the proposed driveway; the structure was installed under the previous Order, and any remaining work is to be completed under the OOC for the current filing. The new plan reflects the updated wetland delineation which has been peer reviewed. The house box and general scope of work reflect what was proposed on the originally approved plan.

Parra reviewed the issues to be addressed on the new plan as identified by Willard following a review of the previous plans and the Enforcement Order: (1) The original NOI held a Simplified Habitat Evaluation/Appendix A which included outdated and or missing information, including an increase in wetland impacts and the need for confirmation that the lot is not located within Habitat of Regional or Statewide Importance, which has been updated by MassDEP since the previous filing was submitted; (2) The location of the leach field has shifted and requires BOH approval. Mr. Cataldo confirmed the revised layout has been approved by the BOH and he agreed to provide their letter of approval; (3) The original plan had included plantings located around the driveway pullout near the first stream in order to separate the BVW and the potential Vernal Pool habitat located just beyond that are missing from the new plan; (4) DEP had rejected the 401 Water Quality Certification submission provided by the applicant's attorney Mr. Cataldo has received a revised template from DEP which the attorney is in the process of completing; (5) the new plan will need to comply with MassDEP's recently revised Wetland Replication Area Guidelines.

Murphy asked how the Commission will move forward on the new NOI while there are still some significant outstanding requirements associated with the existing Enforcement Order (EO). Parra said, at this stage in terms of the work that has been completed, he believes the EO only has practical application to the first wetland crossing. He suggested the Commission can go forward with the NOI and incorporate the conditions from the EO into the new Order of Conditions, with the terms of the EO to remain in place until a comprehensive OOC has been issued.

Willard noted the previous OOC required that all native plants in the vicinity of the first crossing were to be removed, held, and replanted. She recommended the plan notes should be updated to include new plantings to replace those that were not set aside. Wells suggested that given the amount of time the Commission has expended on the project they might consider requiring a third-party review of the new plan as well as the requirement that an environmental monitor must be present on the site at all times to ensure the work is done properly. Commissioners were in support of requesting a peer review of the plan and in agreement that no further work can be done until the new filing has been approved.

Present was the applicant, Michael Napier, who said he had previously received permission from Willard to begin work on restoring the first crossing and to begin preparing the WRA. Willard clarified she had provided approval to stabilize the first crossing with erosion control only, which she noted was to have been done under the active supervision of a wetland scientist. Parra did not believe it would be appropriate to begin work on the WRA without first ensuring it complies with the revised DEP guidelines. He concluded the discussion by stating that all work proposed under the new NOI shall be deferred until it has been approved with a new OOC.

On the motion by Young and seconded by Murphy, it was VOTED to continue the hearing to March 30, 2023 at 8:00 p.m. Roll Call Vote: Wells–aye; Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

8:57 p.m. (DEP 125-1138) Notice of Intent, Continued Hearing

Applicant: Aileen English

Project Location: 384 River Road

Project Description: Removal of 42 trees within the 100-foot Buffer Zone of a Bordering Vegetated Wetland, 5 of which are located within the BVW.

Applicant Aileen English presented a revised proposal based on the Commission’s recommendations at the previous meeting, including: the removal of an additional six trees from the original proposal, bringing the revised count of 22 trees being requested for removal; an updated Tree Key which differentiates hazard vs healthy trees; a revised Mitigation Planting Plan including planting locations; permanent markers to delineate the limit of work; yard waste removal in and around wetlands.

Ms. English acknowledged that the proposed mitigation proposal does not align exactly with the Commission’s Tree Removal Policy. She explained the reasoning behind the deviation is that the previous owner had professionally landscaped/hardscaped the property, including extensive plantings along the entire property. Ms. English believes that as a result of this landscaping, there is not sufficient space to plant at a 2:1 or 1:1 ratio as dictated by the policy. In addition, the property is densely forested, and with limited sunlight, she believes planting in accordance with the policy would be a continued financial burden due to the requirement to provide replacement plantings for those that could not survive in shaded conditions. She said that because of these factors, she has proposed other mitigation measures in lieu of adhering strictly to the planting ratio requirements.

Murphy suggested that in terms of mitigation, shrubs could be used in lieu of trees in areas where trees are proposed for removal. He said he would want to see a full replanting plan in accordance with the Tree Removal Policy before he could vote in favor of the proposal. Parra found the proposal to be a substantial variance from the policy and he was not convinced more cannot be done in terms of mitigation plantings. Ms. English said they are not willing to add to the mitigation planting proposal, particularly given the requirement that they must demonstrate a survival rate of 24 months. Parra asked Ms. English if she had any additional information to provide in support of her application, which she did not.

On the motion by Young and seconded by Hundal, it was VOTED to close the hearing for DEP 125-1138. Roll Call Vote: Wells-abstained (not present at the previous hearing); Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

Parra asked if there were any further comments from the Commission. Murphy’s view was that if the Commission has a policy in place that requires stated mitigation, the applicant is required to meet those requirements. Young said it is up to the Commission to state what is acceptable in terms of mitigation and not up to the applicant to state they are not willing to comply. Hundal said she is disheartened there has been no proposal for additional planting as outlined by the policy.

Parra stated the available alternatives: a motion to approve and issue an OOC for the plan as presented; a motion to approve with Conditions which could include additional plantings; a motion to deny the application for the reason it does not meet the Tree Removal Guidelines. The Commission was in favor of issuing an OOC with the

Condition that the applicant shall provide a mitigation planting plan consistent with the Tree Removal Policy guidelines and as approved by the Commission. Ms. English requested clarification on the next steps given they are not willing to provide a revised planting plan. Parra explained that the Commission is required to make a decision based on the plan that has been presented, so they are now considering whether to approve, to disapprove, or to approve the request with the Condition that a revised mitigation plan be provided that is consistent with the Tree Removal Policy.

With no further discussion, on the motion by Murphy and seconded by Hundal, it was VOTED to issue a Standard Order of Conditions subject to the applicant's submittal of a mitigation planting plan that is consistent with the Tree Removal Policy and upon approval by the Commission. Roll Call Vote: Hundal – aye; Young -aye; Murphy-aye; Parra-aye. Parra explained to the applicant that the Commission will issue an Order of Conditions which will inform her of her right to appeal the decision if she so wishes; if she does not appeal the decision, it will become final 10 business days from the date of issuance.

9:15 p.m. (DEP 125-1147) Notice of Intent, Continued Hearing

Applicant: Town of Carlisle, MA Conservation Commission

Location: 750 Curve Street (Cranberry Bog Conservation Land)

Project Description: Work to stabilize a regulated dam, Cranberry Bog Dam #1.

On the motion by Murphy and seconded by Hundal, it was VOTED to continue the hearing at the applicant's request March 30, 2023 at 8:15 p.m. pending a response from the Office of Dam Safety. Roll Call Vote: Wells–aye; Hundal – aye; Young -aye; Murphy-aye; Parra-aye.

Land Use Permits:

Foss Farm: Appalachian Mountain Club-Meighan Matthews, trip leader: Owl Walk; March 8, 2023 at 6:30 pm. Willard reported this permit was previously issued upon receipt of a Certificate of Liability Insurance.

Foss Farm: On the motion by Murphy and seconded by Wells, it was VOTED to issue a Land Use Permit to the Carlisle Congregational Church to hold an Easter Sunrise Service on April 9, 2023 from 5:15 a.m. to 7:15 p.m. Roll Call Vote: Wells–aye; Young -aye; Murphy-aye; Parra-aye.

Tree Removal Request:

32 Johnson Road; Brandon McCormick: On the motion by Murphy and seconded by Wells, it was VOTED to approve the Tree Removal Request for the removal of one dead ash tree located within the Buffer Zone as described in the application form and in the submittal from an arborist. The applicant plans to plant 6-8 apple trees in the area as mitigation. Roll Call Vote: Wells–aye; Young -aye; Murphy-aye; Parra-aye.

Administrative Approval:

251 Fiske Street; John Glenn/Julie Durrell: An Administrative Approval was previously issued in light of the cancellation of the 2/16/2023 meeting to allow the hand digging of a three-foot deep trench at the front foundation addition on the eastern side of the house to allow access for insulation, duct work, and rodent proofing.

Enforcement updates:

1215 Curve Street, Tamara Murray (DEP 125-1089): Willard reported she reviewed the site for consistency with the Enforcement Order and has determined that it is now in full compliance.

Conservation Land Management:

Curve Street Dam: Willard reported the Office of Dam Safety has informed the Commission that the Curve Street Dam requires an annually revised Emergency Action Plan because it is classified as a Significant Hazard Dam.

Greenough Dam Beaver Activity: Mike Callahan of Beaver Solutions will be evaluating the Greenough Dam and providing potential management solutions in the new few weeks.

Subcommittee/Liaison Reports:

Wetlands Bylaw Committee: At a Municipal Vulnerability Preparedness meeting this week there was a discussion regarding grant availability. These grants include hiring consultants to assist with creating bylaws that help with protecting vulnerable areas due to climate change, such as establishing setbacks to 100-year Flood zones in a wetland protection bylaw.

Benfield Land: Willard has informed the Affordable Housing Trust that the Benfield Farms original project as well as the septic system repair project will require Certificates of Compliance for the Orders of Conditions. She reported that as of her inspection last fall of the area of the septic field, it will likely not be ready for a COC due to poor vegetative cover over the system.

9:47 p.m. On the motion by Young and seconded by Murphy, it was VOTED to adjourn. Roll Call Vote: Wells-aye; Young -aye; Murphy-aye; Parra-aye.

Respectfully submitted,
Mary Hopkins

All supporting materials that have been provided to members of this body can be made available upon request.