

**HARVARD CONSERVATION COMMISSION
MINUTES OF MEETING
FEBRUARY 1, 2018
APPROVED: FEBRUARY 15, 2018**

Wendy Sisson called the meeting to order at 7:02pm in the Town Hall, 13 Ayer Road, under MGL Chapter 131 §40 Wetland Protection Act and Code of the Town of Harvard Chapter 119 Wetland Protection Bylaw

Members Present: Wendy Sisson, Jaye Waldron, Joanne Ward, Carl Sciple and Mark Shaw (Associate Member)

Others Present: Liz Allard (LUB Admin), Neil Gorman (Ross Associates), Steve Hierman, Marty Green (Harvard Press), Peter Deng, Thomas MacMullin, Thomas Callahan, Laura Johnson, Bill Johnson, Alice von Loesecke and Bruce Leicher

Approve Minutes

Carl Sciple made a motion to approve the minutes of December 7, 2017 as drafted. Wendy Sisson seconded the motion. The vote was unanimously in favor of the motion.

Carl Sciple made a motion to approve the minutes of January 11, 2018 as drafted. Joanne Ward seconded the motion. The vote was unanimously in favor of the motion.

Carl Sciple made a motion to approve the minutes of January 18, 2018 as amended. Jaye Waldron seconded the motion. The vote was unanimously in favor of the motion.

Board of Health Stable Permits

- 10 Madigan Lane – Revised plan approved by the Commission details the pig paddock beyond the 100' wetland buffer zone
- 32 Prospect Hill Road – Commission confirmed paddocks have been in existence prior to the established setbacks with Chapter 147

Request for Certificate of Compliance

Carl Sciple made a motion to not allow a waiver to the filing fee for a certificate of compliance as request by Chris Krugler. Joanne Ward seconded the motion. The vote was unanimously in favor of the motion.

Jaye Waldron made a motion to issue a Certificate Compliance for 354 Ayer Road, DEP#177-456. Joanne Ward seconded the motion. The vote was unanimously in favor of the motion.

Monetary Warrant Article for 2018 Annual Town Meeting to support Open Space Protection Update

Wendy Sisson met with the Finance Committee (FinCom) last night to discuss the Commissions request of \$50,000 for land management. Funding for the acquisition of land has been removed from the funding request, which reduces the amount requested from \$50,000 to \$35,000. Ms. Sisson explained to FinCom all the ways the Commission operates without funding from the Town. Ms. Sisson informed FinCom that the Commission is working on better accounting of the fields being used for agricultural. Ms. Sisson is seeking to gain additional support from the Board of Selectmen (BOS) on this funding request. After a brief discussion, the members agreed to the reduction in the funding request, gaining support from BOS and contacting Tim Arnold in regards to paying \$250 annually for use of the Stone land, as well as contacting Jim Pickard in regards to the fields he is maintaining.

Continuation of a Notice of Intent Hearing – YYT Harvard, LLC, Lot 1 166 Littleton Road, Harvard#0118-01. Opened at 7:30pm

Request for Determination of Applicability Hearing – Arleon Waldron, 76 Warren Avenue, Harvard#0118-02

Without a quorum present this hearing was unable to open. For those in attendance a discussion on the activity, its intended use and any environmental concerns of the abutters was had. A site walk was scheduled for February 13th.

Joanne Ward left the meeting at 8:45pm

2017 Annual Report

The annual report is in process and will be circulated prior to submitting on Monday. If members have any suggested changes they are to be submitted to the Land Use Administrator only for inclusion in the final document.

Open Space Committee

After a brief discussion, the Commission agreed to hold off on this matter until other pending business is complete.

Respond to request to preserve open space along Willard Lane

Wendy Sisson would like to review the site with Dan Wolfe, of Ross Associates, to discuss the development criteria and how that fits into what the Commission is looking for from this property. Liz Allard will contact Robert Capobianco about being able to access the site.

Discuss Potential Gift of Land – Brown Road

Liz Allard stated she spoke to the property owner, Susan Wildman, today, who will be taking the necessary steps to re-instate the limited liability corporation on one of the parcels of land in order to have a clear title. Once this is completed Ms. Allard will engage town counsel to draft a purchase and sale agreement for the land.

Review Offer Letter for Smith Land – Littleton County Road (Map 14 Parcel 56)

Wendy Sisson would like to walk the land to determine the stewardship issues. Once this is completed she would like to invite Ashley Davies, from Sudbury Valley Trustees, to a meeting to further discuss the joint effort of preserving the land.

Deer Management Update

Wendy Sisson stated none of the members of the Land Stewardship Subcommittee are able to take on the commitment of being a member of the Deer Management Subcommittee. Other groups, as suggested participants, have not been contacted as of yet.

ZBA Request for Comments – Craftsman Village, Ayer Road

Liz Allard reviewed the requested waivers from the applicant for the affordable housing project along Ayer Road, known as Craftsman Village Harvard. Ms. Allard stated some of the waivers requested are not actually necessary as activity is not taking place within the setback areas as detailed in Chapter 147-17. Should the design plan change, then these waivers will be reviewed to determine if they are necessary. The applicant has also requested the same consultant be used for review under the Notice of Intent. The ZBA has chosen Ducharme & Dillis Civil Design Group to complete its review of the project. A site walk will take place on February 26th, at which time the Commission can review the site for other requested waivers. These comments will be forwarded to the ZBA for the opening of the hearing on February 7th.

The following items appeared on the agenda under “Pending Business” and nothing new report at this time unless otherwise noted:

- Potential Open Space – Woodside Road, Map 30 Parcel 14

- Licensing of Conservation Land Update – see “Monetary Warrant Article for 2018 Annual Town Meeting to support Open Space Protection Update”
- Update from the State Service Forester – Cruft Lane
- Chapter 147 Wetland Protection Bylaw Regulations

Adjournment

Carl Sciple made a motion to adjourn the meeting at 9:49pm. Jaye Waldron seconded the motion. The vote was unanimously in favor of the motion.

Respectfully submitted,

Liz Allard
Land Use Administrator/
Conservation Agent

Harvard Conservation Commission
Continuation of a Notice of Intent Hearing Meeting Minutes
YYT Harvard, LLC Lot 1 166 Littleton Road, Harvard#0118-01
February 1, 2018

The public hearing was opened at 7:30pm by Wendy Sisson under Harvard Wetland Protection Bylaw, Chapter 119 of the Code of the Town of Harvard in the Town Hall Meeting Room, 13 Ayer Road, Harvard.

Members Present: Wendy Sisson, Jaye Waldron, Joanne Ward, Carl Sciple and Mark Shaw (Associate Member)

Others Present: Liz Allard (LUB Admin), Neil Gorman (Ross Associates), Peter Deng and Steve Hierman

This Notice of Intent was continued from January 18, 2018, which was filed on behalf of YYT Harvard, LLC for the construction of a single-family dwelling, driveway, well and sewage disposal system, with a portion of the work within the 100' wetland buffer zone on Lot 1 166 Littleton Road, Harvard.

Neil Gorman, of Ross Associates, stated the plan before the Commission this evening details the revised erosion control, but does not show the requested movement to the north of the structure and other features. Mr. Gorman stated the plan will be further revised to include a three foot shift in the structure and the associated features. In addition, the previous plan indicated Parcel B was 3.96, when in actuality it is 4.13 acres, this too will be shown on the revised plan.

At the previous hearing the Commission had requested additional land be added to Parcel B; however the applicant prefers not to add land area to that parcel, as future development of Lot 6 may be affected by an increase of land area to Parcel B.

When asked what the plan is for the existing dwelling on Lot 4, Pete Deng stated ideally he wants to maintain it as a multi-family dwelling; it is current zoned as a three-family dwelling. Mr. Deng intends to maintain the look of the house, and may add a garage. The Commission is seeking further details on the restoration of the Poor Farm (existing dwelling on Lot 4) and Lot 5 is proposed to be developed.

An additional site walk was scheduled for February 10th at 2:00pm to review the boundaries of Parcel B.

Joanne Ward made a motion to continue the hearing to February 15, 2018 at 7:45pm in the Town Hall. Jaye Waldron seconded the motion. The vote was unanimously in favor of the motion.

Respectfully submitted,

Liz Allard
Land Use Administrator/
Conservation Agent

Harvard Conservation Commission
Request for Determination of Applicability Hearing Meeting Minutes
Arleon Waldron, 76 Warren Avenue, Harvard#0118-02
February 1, 2018

The public hearing was opened at 7:30pm by Wendy Sisson under Harvard Wetland Protection Bylaw, Chapter 119 of the Code of the Town of Harvard in the Town Hall Meeting Room, 13 Ayer Road, Harvard.

Members Present: Wendy Sisson, Jaye Waldron, Joanne Ward, Carl Sciple and Mark Shaw (Associate Member)

Others Present: Liz Allard (LUB Admin), Neil Gorman (Ross Associates), Peter Deng, Steve Hierman, Susan Colwell, Steve Colwell, Justin Brown, Doug Thornton, Rebecca Brown, Suzanne Allen and Jeff Brown

This Request for Determination of Applicability was filed on behalf of Arleon Waldron for the for the establishment of a parking area along Warren Avenue for the storage of construction equipment and the routine maintenance of vegetation within the buffer zone of the wetland resource areas at 76 Warren Avenue, Harvard.

Without a quorum present, Joanne Ward made a motion to continue this hearing to February 15, 2018 at 8:00pm in the Town Hall. Carl Sciple seconded the motion. The vote was unanimous amongst members eligible to vote.

Respectfully submitted,

Liz Allard
Land Use Administrator/
Conservation Agent

EXHIBITS & OTHER DOCUMENTS

Conservation Commission Agenda, dated February 1, 2018

Approve Minutes

- Draft minutes of December 7, 2017, January 11, 2018 and January 18, 2018, prepared by Liz Allard

Board of Health Stable Permits

- Board of Health Stable Permit Application – Frank Culmone, 10 Madigan Lane, dated 1/24/17
- Map of 10 Madigan Lane, Harvard, MA, dated January 24, 2018
- Email from Frank Culmone, Subject: Re: Stable Permit and wetlands, dated Jan 26, 2018
- Map of 32 Prospect Hill Road, Harvard, MA, dated January 22, 2018

Monetary Warrant Article for 2018 Annual Town Meeting to support Open Space Protection Update

- Letter to FinCom, from ConCom, Re: Monetary Warrant Article – FY19, dated January 31, 2018

Notice of Intent Hearing – YYT Harvard, LLC, Lot 1 166 Littleton Road, Harvard#0118-01

- Sewage Disposal System, designed for YYT Harvard, LLC, Pinnacle Road (Portion of 166 Littleton Road) Harvard, MA, prepared by David E. Ross Associates, Inc., Job No. 31852, Plan No. L-13328, dated 2/1/18
- Plan of Land in Harvard, Mass., owned by YYT Harvard LLC, prepared David E. Ross Associates, Inc., Job No. 31852, Plan No. L-13312, dated February, 2018

Request for Determination of Applicability Hearing – Arleon Waldron, 76 Warren Avenue, Harvard#0118-02

- Undated Parking area pictures, page 1 and 2
- Undated Proposed future trimming and maintenance of shrubs/small trees pictures pages 3 -7