

**HARVARD CONSERVATION COMMISSION
MINUTES OF MEETING
MARCH 15, 2018
APPROVED: MAY 3, 2018**

Chairman Paul Willard 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: Paul Willard, Don Ritchie, Wendy Sisson, Jaye Waldron, Joanne Ward and Carl Sciple

Others Present: Liz Allard (LUB Admin), Linda Dwight, C. Ron Ostberg, Emily Grandstaff-Rice (Arrowstreet Architect), SusanMary Redinger, Carla Page (Pine Hill Village), Peter Cricones (Pine Hill Village) and Russ Wilson (R. Wilson Associates)

Update from the School Building Committee

Emily Grandstaff-Rice, the architect from Arrowstreet Architect, presented the proposal for the new Harvard Elementary School along Massachusetts Avenue. The proposal details the ability to construct the new school north of the existing school, thereby allowing for the students to remain in the existing school during construction of the new school. Off-site wetlands with the associated buffer zones lie within the existing parking lot and proposed access road on the east side of the property. The existing parking lot does not contain any stormwater management facilities; the proposal calls for the addition of stormwater management facilities, which will be a significant improvement by meeting the Department of Environmental Protection standards for stormwater. The plan calls for the use of permeable paving system, bio-retention and rain garden as part of improving stormwater quality. A waiver will be requested for the parking lot within the 75' wetland buffer zone. The amount of paved surface will increase from 77,000 square feet to 85,000 square feet in exchange for improvements with stormwater. It was noted that the underground storage for septic may need a waiver as well as the setbacks within Chapter 147-17 do not allow for underground storage within 100' of a wetland resource area.

The School Building Committee will be applying for a Notice of Intent when and if funding is approved at the Annual Town Meeting.

Continuation of a Notice of Intent Hearing – YYT Harvard, LLC, Lot 1 166 Littleton Road, DEP#177-660, Harvard#0118-01. Opened at 7:50pm

Request to Amend & Extend the Order of Conditions Pine Hill Village, Stow Road, DEP#177-586

Peter Cricones was present to request the Order of Conditions, DEP#177-586, for the development known as Pine Hill Village along Stow Road, be amended to include the final plan and extended for an additional two years. The plan will be before the Zoning Board of Appeals (ZBA) on April 11th for approval as part of the conditions of the Comprehensive Permit. The ZBA has engaged Nitsch Engineering to complete a peer review of the final plan.

Due to the re-design of the septic systems the total number of units has been reduced to 23, and some of those units have been changed from three-bedrooms to two-bedrooms. Due to the re-design of the septic system in the area known as East Serpentine Way extended additional grading on the slope closer to the wetland. It was noted that the erosion control barrier is within the proposed grading in this area; the Order of Conditions does not allow for activity beyond the erosion control barrier. Members of the Commission wondered if this grading is necessary for the initial septic system or for the reserve area for a future septic system.

The Commission was not inclined to accept the plan provided as a final plan since the ZBA may require changes during their process of approving the final plan. Furthermore, the Commission was not inclined to extend the Order of Conditions at this time as there is plenty of time to do that before it expires in August. With concerns of monitoring this project during construction, the Commission requested a proposal be provide by Nitsch Engineering to conduct routine inspections.

In regards to amending the Order of Conditions, Wendy Sisson made a motion to require the public hearing be re-opened to review and accept the final plans. Jaye Waldron seconded the motion. The vote was unanimously in favor of the motion.

In regards to extending the Order of Conditions, Wendy Sisson made a motion to take no action this evening on that request. Joanne Ward seconded the motion. The vote was unanimously in favor of the motion.

Land Use Board Update

The Land Use Boards met this morning with the owner of Pine Hill Village, Peter Cricones to discuss the timeline for development. Mr. Cricones agreed to Nitsch Engineering as the consultant who will review the final plans. Additional requirements under the Board of Health in regards to permits for the septic systems still need to be completed.

The Craftsman Village Harvard applicant has requested a determination from the Department of Environmental Protection in regards to the potential for a public water supply on the site, as opposed to individual wells for each of the three proposed lots.

ZBA Request for Comments – 110 Littleton Road

Liz Allard stated the ZBA application for a variance at 110 Littleton Road is for the addition of a deck within the 40' side setback. There are no wetland resource areas on the property or within 100' of the proposed deck. The Commission had no comments on this application.

Planning Board Request for Comments

- Protective bylaw amendments – There were no comments on the proposed bylaws
- 55 Oak Hill Road – Don Ritchie will review for comment at the April 5, 2018 meeting

Approve Minutes

This item was passed over.

2nd Annual Harvard Local Environmental Forum – May 2018

The Commission had been requested to provide the following information in regards to the above mentioned forum:

- 1) Would you or group/board/org be interested in participating? Yes, Wendy Sisson volunteered to participate on behalf of the Commission.
- 2) Are there dates in the last two weeks of May that do NOT work for you or your group? Fridays & weekends
- 3) Can you help with planning, publicity, etc.? Liz Allard can assist with putting information about the event on the Town website.
- 4) We would like to involve Community Harvest Project and other orgs like this; do you have suggestions and contacts? Other suggested organizations are the Friends of the Oxbow and Nashua River Watershed Association.

Volunteer Opportunities

- Harvard-Devens Jurisdiction Committee
The Board of Selectmen is seeking volunteers for the Harvard-Devens Jurisdiction Committee. This committee has been established after passage of Ballot Question #4 at the 2017 Town Elections directing the Board of Selectmen to “begin planning for and initiate discussions with appropriate parties with the goal of presenting a plan to the Town

of Harvard voters to resume jurisdiction over the land presently part of Devens formerly under the jurisdiction of the Town of Harvard...”

Paul Willard and Jaye Waldron stated they, as private citizens would be interested in participating on this committee; each will submit the required volunteer form to the Selectmen’s office.

- Devens Open Space and Recreation Advisory Committee – reach out to others that may have time

With not enough manpower to achieve all of the existing goals before the Commission, no one is available to participate on this committee.

Preservation of open space along Willard Lane

Liz Allard and Paul Willard recently learned that a new engineering firm is being hired to work on this project, but no information on that firm is known. Mr. Willard will be in touch with Robert Capobianco to discuss where he is at in the process.

Licensing of Conservation Land Update

Members made minor amendments to the cover letter that will be sent with an invoice and license agreement to each of the current users of conservation land for agriculture.

The Stone land on Old Mill Road is available as a hay field and should be advertised as such.

Discuss Potential Gift of Land – Brown Road

There was nothing new to report at this time.

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

- Deer Management Update
- Smith Land – Littleton County Road (Map 14 Parcel 56)
- Potential Open Space – Woodside Road, Map 30 Parcel 14
- Update from the State Service Forester – Cruft Lane
- Chapter 147 Wetland Protection Bylaw Regulations
- Open Space Committee

Adjournment

Joanne Ward made a motion to adjourn the meeting at 9:43pm. 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, DEP#177-660, Harvard#0118-01
March 15, 2018**

The public hearing was opened at 7:38pm by Chairman Paul Willard under Harvard Wetland Protection Bylaw, Chapter 119 of the Code of the Town of Harvard in the Town Hall, 13 Ayer Road, Harvard.

Members Present: Paul Willard, Don Ritchie, Wendy Sisson, Jaye Waldron, Joanne Ward, and Carl Sciple

Others Present: Liz Allard (LUB Admin)

This Notice of Intent was continued from February 15, 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, requested a continuance of the hearing to the next available Conservation Commission meeting.

Wendy Sisson made a motion to continue the hearing to April 5, 2018 at 7:30pm in the Town Hall meeting room. Jaye Waldron seconded the motion. The vote was unanimously in favor of the motion.

Respectfully submitted,

Liz Allard
Land Use Administrator/
Conservation Agent

EXHIBITS & OTHER DOCUMENTS

Conservation Commission Agenda, dated March 15, 2018