

**HARVARD CONSERVATION COMMISSION  
MINUTES OF MEETING  
MAY 16, 2019  
APPROVED: AUGUST 1, 2019**

Chair Don Ritchie called the meeting to order at 7:00pm 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:** Don Ritchie, Paul Willard, Wendy Sisson, Jaye Waldron and Jim Burns

**Others Present:** Liz Allard (LUB Admin), Steven & Carolyn Fader, Margaret Kusner, Jeremy Blanchard, Yuling DiPietro, Chris Krugler, Pamela Lawson, Larry Doe, Mark O'Hagan (Weston Development Group) and Sotir Papalilo (Weston Development Group)

**Informal Discussion with Steve Fader, 304 Ayer Road in regards to proposed barn and shed**

Steve and Carolyn Fader were present to discuss their desire to construct a barn for two horses along with a run-in shed for sheep on their property at 304 Ayer Road. Paul Willard stated the Wetland Protection Bylaw does not allow pastures and/or stables and/or barns for animals within 100' of a wetland resource area. The Fader's are not certain where the resource areas are located on the property. A site walk was scheduled for May 21, 2019 at 5:15pm.

**Approve Minutes**

Jaye Waldron made a motion to approve the minutes of April 4, 2019 as amended. Paul Willard seconded the motion. The vote was unanimously in favor of the motion.

**Historical Commission Nominee – George Triantaris**

Jaye Waldron made a motion to nominate George Triantaris to the Historical Commission for appointment of a three-year term. Jim Burns seconded the motion. The vote was unanimously in favor of the motion.

**2016 Master Plan Action Item Update**

Liz Allard reviewed the 2016 Master Plan Action items as they pertain to the Conservation Commission and the updates of those items since 2018.

**Municipal Vulnerability Preparedness Listening Session May 30, 2019 7pm @ Town Hall**

Liz Allard reminded the members of the listening session on May 30, 2019 at which the final report from the Municipal Vulnerability Preparedness Subcommittee will be presented.

**Continuation of a Notice of Intent Hearing – Harvard Department of Public Works, Slough Road, DEP#177-673, Harvard#1018-03. Opened at 7:37pm**

**Notice of Intent Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcel 7.1 & 7.2). Opened at 7:45pm**

**Request to locate Telecommunications Facility on Conservation Land – Boca along Old Shirley Road**

The history of this property will need to be researched to be certain there are no restrictions limiting its use. This request should be brought before the Select Board for their feedback. Liz Allard will determine if the requestor is still interested in the parcel and the going rate for such a use. The Commission is in favor of pursuing this endeavor as long as revenue gained is used towards the Conservation Fund.

### **Open Space Committee documentation for Select Board Strategic Planning Session**

Don Ritchie and Tom Cotton are reaching out to other committees later this month to gain support of the proposed Open Space Committee. It was suggested a public meeting be conducted to provide feedback from the community.

### **Participation at the 3<sup>rd</sup> Annual Environmental Conference on May 30<sup>th</sup>**

Wendy Sisson will be presenting information in regards to the care of municipal land, best practices to maintain recreational playing fields through use of chemical fertilizers. Ms. Sisson stated the Town of Concord has a sustainability energy committee that leads the charge for these types of practices. Ms. Sisson will express the conserving of land as a way for the Town to manage its own resources; suggest implementing sustainable procedures by Town staff; and pesticide use in the community.

### **Pine Hill Village Update**

Water sampling is on hold until sufficient amount of flow is available for one of the sampling locations. Requests for Proposals to monitor the site during construction has been sent out on the State's CommBuys list serve. Responses are due back on June 10, 2019.

### **Executive Session**

This item was not necessary this evening.

### **Allocation of Conservation Funds**

Wendy Sisson requested the allocation of \$50.00 from the Conservation Fund for improvements to the sign at the community garden along Littleton Road. Paul Willard made a motion to allocate \$50.00 from the Conservation Fund as requested. Jim Burns seconded the motion. The vote was unanimously in favor of the motion.

### **Adjournment**

Jim Burns made a motion to adjourn the meeting at 9:51pm. Paul Willard 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 May 16, 2019**

**DRAFT HARVARD CONSERVATION COMMISSION MINUTES OF MEETING, APRIL 4, 2019,**  
prepared by Liz Allard

### **Notice of Intent Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcel 7.1 & 7.2)**

- Craftsman Village Harvard Site Development Plan (40B) Ayer Road, Harvard Massachusetts, Project No. 15-5174, prepared by Places Associates, Inc., dated 5/12/2019

**Harvard Conservation Commission  
Continuation of a Notice of Intent Hearing  
Harvard Department of Public Works,  
Slough Road, DEP#177-673, Harvard#1018-03  
May 16, 2019**

The public hearing was opened at 7:37pm by Chair Don Ritchie under MGL Chapter 131 §40 Wetland Protection Act and Code of the Town of Harvard Chapter 119 Wetland Protection Bylaw in the Town Hall Meeting Room, 13 Ayer Road, Harvard

**Members Present:** Don Ritchie, Paul Willard, Wendy Sisson, Jaye Waldron and Jim Burns

**Others Present:** Liz Allard (LUB Admin), Margaret Kusner, Jeremy Blanchard, Yuling DiPietro, Chris Krugler, Pamela Lawson, Larry Doe, Mark O'Hagan (Weston Development Group) and Sotir Papalilo (Weston Development Group)

This hearing was continued from April 18, 2019 for a Notice of Intent filed on behalf of Harvard Department of Public Works for the replacement of an existing culvert with concrete headwall and hooded catch basin within 100' of a wetland resource area between 88 and 118 Slough Road, Harvard.

Don Ritchie explained to the members that due to the language in the contract between the Town of Harvard and GPR, Inc. GPR, Inc. is not obligated to revise the Stormwater Report to include the 25-year storm. After a brief discussion Jaye Waldron made a motion to halt the review being conducted by Hamwey Engineering and not accept the advice of the most recent review completed by Hamwey Engineering. Jim Burns seconded the motion. The vote was unanimously in favor of the motion.

Jaye Waldron made a motion to continue the hearing to June 6, 2019 at 7:30pm in the Town Hall, 13 Ayer Road. Jim Burns seconded the motion. The vote was unanimously in favor of the motion.

Respectfully submitted,

Liz Allard  
Land Use Administrator/  
Conservation Agent

**Harvard Conservation Commission  
Notice of Intent Hearing  
Craftsman Village Harvard Ayer Road (Map 2 Parcels 7.1 & 7.2)  
May 16, 2019**

The public hearing was opened at 7:45 by Chair Don Ritchie under MGL Chapter 131 §40 Wetland Protection Act and Code of the Town of Harvard Chapter 119 Wetland Protection Bylaw in the Town Hall Meeting Room, 13 Ayer Road, Harvard

**Members Present:** Don Ritchie, Paul Willard, Wendy Sisson, Jaye Waldron and Jim Burns

**Others Present:** Liz Allard (LUB Admin), Margaret Kusner, Jeremy Blanchard, Yuling DiPietro, Chris Krugler, Pamela Lawson, Larry Doe, Mark O'Hagan (Weston Development Group) and Sotir Papalilo (Weston Development Group)

This hearing is for a Notice of Intent filed on behalf of Craftsman Village Harvard for the construction of a 20-unit residential development with portions of the project within the 100' wetland buffer zone along Ayer Road (Map 2 Parcels 7.1 & 7.2), Harvard.

Mark O'Hagan, of Weston Development Group (WDG), along with Sotir Papalilo, also of WDG, were present to discuss the development known as Craftsman Village Harvard. Mr. O'Hagan gave an overview of the site, the location of the public water supply (PWS) wells within the wetland, grading for the structures and the gravel access drive for servicing the PWS within the 50' wetland buffer zone, drainage structures within the 50' -75' wetland buffer zone and additional drainage structures and the corner of one structure within the 75'-100' wetland buffer zone. All utilities are proposed to be underground. The Stormwater Report has been reviewed by the Zoning Board of Appeals peer consultant. Mr. O'Hagan stated he is in support of creating walking trails and maintaining the existing snowmobile trail as long as there are no limitations due to the PWS.

Questions about the capability of maintaining enough water for the development without affecting the abutting wetland was discussed. Mr. O'Hagan stated the PWS would be limited as to the amount of water that could be drawn daily. Landscaping on the site was discussed in regards to the abutting property and its existing use as an orchard. The Commission recommended snow storage be limited at end of second driveway, along with limited use of fertilizers within the 100' wetland buffer zone. In addition, the Commission would not want there to be any de-icing agents used on the access road to PWS wells. The PWS approval by the Department of Environmental Protection shall be provided to the Commission.

Paul Willard made a motion to close the hearing and issue an Order of Conditions that includes the following special conditions:

- 1) The proposed "Trail Easement" shall be reviewed and approved by the Conservation Commission;
- 2) Snow shall not be stored beyond the wooden guardrail at the end of the access road to Units 11 -17 (This is a permanent condition);
- 3) Due to its proximity to the wetland resource area there shall be no use of any type of chemical deicing agents including salt on the driveway that accesses the well field;
- 4) As stated in the Craftsman Village Harvard Stormwater Operation and Maintenance Plan, Long Term Pollution Prevention Annual reporting shall be submitted to the

Commission no later than December 31<sup>st</sup> of each year (This is a permanent condition);  
and

- 5) A plan to control the invasive plants in the northeast corner of the property shall be reviewed and approved by the Conservation Commission.

Jaye Waldron seconded the motion. The final vote was 4-0, as Ms. Sisson was not in attendance for the entire hearing.

Respectfully submitted,

Liz Allard  
Land Use Administrator/  
Conservation Agent