

**CONSERVATION COMMISSION  
MINUTES  
OCTOBER 19, 2011  
7:15 PM  
TOWN HALL - 472 MAIN STREET - ROOM 204**

**COMMISSIONERS PRESENT:** Fran Portante, Bill Froberg, Amy Green, Jim Colman, Tom Arnold  
(Terry Maitland 7:50)

**CONSERVATION ADMINISTRATOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:** Steve DeCoursey, Isabella Choate, Mark Mastroianni, Bettina Abe

7:15 Request for Determination - 354B Great Road - Residences at Quail Ridge (RQR) (010)  
Pulte Homes of New England

Mark Mastroianni from Pulte Homes of New England gave a brief overview of proposed changes to the approved plans under Order of Conditions (OOC), DEP File # 85-986

Steve DeCoursey from Bohler Engineering presented proposed plans for amendments at RQR for grading within riverfront area and other resource areas (town atlas plate C-4, parcel 29 and plate D-4, parcels 4 & 9). See letter, Request for Determination, Plan: Skyline Drive Revisions (Sheet 1 of 1) dated 10/4/2011, and Grading and Drainage Plan "E" 15 of 37 dated 8/21/2011.

Mr. Mastroianni reported that RQR needs to add additional leach fields; the previously proposed restaurant has been removed from the plan and will not be constructed. Skyline Drive will be shifted to the east allowing for the proposed leach fields in the approximate location of the restaurant. There is no proposed work within any 100' wetland buffer zone area; there will be a small amount, 4,044 s.f., of grading within the outer riparian zone of Nagog Brook.

The area where the additional leach field will be located is currently a cleared lawn area.

Upon query by Mr. Colman, Mr. Mastroianni reported that the activities for this filing involve grading and raising the existing slope in an area that is currently lawn.

Ms. Portante asked if this proposal is a consolidation of leaching fields. Mr. Mastroianni reported that there are other leach fields, the proposed (remote) leach fields will not be needed.

Upon query by Ms. Green, Mr. Mastroianni reported that the outfall for the detention basin has not changed.

Ms. Green noted that this project cannot be filed as a Request for Determination (RDA) as there is nowhere on the RDA – Form 1 to address activity within riverfront area. This project should be filed as a Notice of Intent (NOI) or a Request to Amend the existing OOC.

The Commission discussed the appropriateness of using an RDA versus requesting an amended OOC and applicability of using an RDA for proposed activities within a riverfront resource area.

Mr. Mastroianni requested to withdraw the RDA application; the Commission accepted the withdrawal.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 10-19-2011 - 010 - Request for Determination - 354B Great Road - Residences at Quail Ridge ].*

\*\*Mr. Maitland joined the meeting.

7:50 Request for Determination - Mass DOT Highway Division - Route 2 Resurfacing (020)

At the request of the Applicant, Mr. Maitland opened and continued the meeting until November 16, 2011 at 7:15 PM.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 10-19-2011 - 020 - Request for Determination - Mass DOT Highway Division - Route 2 Resurfacing (page 9)].*

Request for Certificate of Compliance - 64 Washington Drive - 85-1058 (030)

At the recommendation of Mr. Tidman, Ms. Portante moved that the Commission issue a Certificate of Compliance, Mr. Arnold 2<sup>nd</sup>; the motion passed unanimously.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 10-19-2011 - 030 - Request for Certificate of Compliance - 64 Washington Drive 85-1058)].*

## BUSINESS

7:52 Hybrid Farm - Lease Status(\*)

Mr. Arnold gave an overview of the history regarding the Town's purchase of the Nagog Hill conservation land and the existing lease agreement between the Town and the McConnors (Hybrid Farm). The last lease renewal appears to have been signed in 1989. Mr. Arnold would like the Commission to discuss the issue and parameters that might accompany a new lease and suggested that the Commission start by conducting a site walk and invite Rita McConnon, owner/operator of Hybrid Farm, to meet with the Commission.

The Commission discussed the current status of Hybrid Farm and activities occurring on the conservation land. The primary concern is the degradation caused by the large number of horses kept in the back pasture.

Bettina Abe from the Land Stewardship Committee discussed positive opportunities and programs provided at Hybrid Farm for many children.

The Commission agreed to conduct a site visit on Saturday at 9:00 AM.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 10-19-2011 - Hybrid Farm - 217 Nagog Hill Road - Lease Agreement].*

## MINUTES

Ms. Portante moved that the Commission approve the minutes for September 7 and September 21 (Open Space and Recreation Plan working session), Ms. Green 2<sup>nd</sup>; unanimous.

8:30 Meeting adjourned.

  
Terry Maitland,  
Chair

(\*) Annotated comment: The term "lease" as utilized at this meeting should be read as "license."

TT:ahr  
ahr:concom.minutes.2011.10-19-2011



Location: Home » Public Meetings » Conservation Commission » 2011 Meetings » 10-19-2011 Listing

## 10-19-2011



Properties  
 Add to Favorites

Edit Selected...  Add...

Refresh

Type	Title	Owner	Edited	Size	Actions
	<a href="#">Hybrid Farm - 217 Nagog Hill Road - Lease Agreement</a>	naturaires	10/18/11	15	
	<a href="#">00001 - October 19 - Amended Agenda</a>	naturaires	10/19/11	47 KB	
	<a href="#">0001 - October 19 Agenda</a>	naturaires	10/13/11	47 KB	
	<a href="#">010 - Request for Determination - 354B Great Road &amp; Skyline Drive 10-2011 - WITHDRAWN</a>	naturaires	10/27/11	4 MB	
	<a href="#">020 - Request for Determination - Route 2 Resurfacing Project</a>	naturaires	10/19/11	729 KB	
	<a href="#">030 - Request for Certificate of Compliance - 64 Washington Drive 85-1058</a>	naturaires	10/13/11	104 KB	