



## SUDBURY CONSERVATION COMMISSION MINUTES

Meeting Minutes of Monday, March 11, 2024

**Present:** David Henkels, Chair; Ken Holtz, Vice Chair; Jeremy Cook; Luke Faust; Bruce Porter; Kasey Rogers (7:02 PM); Mark Sevier; and Lori Capone, Conservation Coordinator

The meeting was called to Order by Chair Henkels at 7:00 PM via roll call.

### Minutes:

On motion by Comm. Sevier to accept the minutes of the January 22, 2024 meeting, seconded by Comm. Porter, with Comm. Holtz abstaining due to not being present at said meeting, and Comm. Rogers abstaining due to technical issues, via roll call the vote was unanimous in the affirmative.

### Wetland Applications:

#### **Notice of Intent: 87 Cudworth Lane, DEP #301-1411**

Chair Henkels resumed the Hearing for the project to construct a garage within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Jehangir Jungalwala was the applicant. This Hearing was continued from January 22 and February 5, 2024.

On motion by Comm. Faust to continue the Hearing to March 25, 2024, seconded by Comm. Sevier, via roll call the vote was unanimous in the affirmative.

#### **Notice of Intent: Lot 2 Brimstone Lane, DEP #301-1409**

Chair Henkels resumed the Hearing for the project to construct a new single-family home with associated pool, shed, stormwater management system, yard and landscaping within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Carrie Maciel was the applicant. This Hearing was continued from December 18, 2023 and February 5, 2024.

On motion by Comm. Porter to continue the Hearing to April 8, 2024, seconded by Comm. Faust, via roll call the vote was unanimous in the affirmative.

#### **Notice of Intent: 74 and 80 Maynard Road: Bonnie Brook Realty Corp., DEP #301-1341**

Chair Henkels re-opened the Hearing for the project to construct a roadway and associated drainage system and utilities in 100-ft Buffer zone and Adjacent Upland Resource Area for a 6-lot residential subdivision, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. John Derderian was the applicant. This Hearing was continued from June 7, August 9, September 27, 2021, August 22, 2022 and July 24, 2023.

On motion by Comm. Faust to continue the Hearing to May 13, 2024, seconded by Comm. Cook, via roll call the vote was unanimous in the affirmative.

#### **Request for Determination of Applicability, 25 Plympton Road, RDA #24-06**

Chair Henkels began the meeting for the project to remove and construct a front entry, porch, and walkway within the 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. David Barone was the applicant.

Mr. Barone displayed a plan of the property, explaining the proposed construction of a front entry porch and walkway within the riverfront area. He highlighted the existing circular driveway and outlined the intended modifications, emphasizing that the proposal aimed to widen the existing structure rather than extend it further.

Comm. Porter questioned the potential impact on surrounding trees. Mr. Barone noted the necessity of removing some trees due to their proximity to the construction area. He concluded his presentation and welcomed any questions from the attendees.

Chair Henkels thanked Mr. Barone for his presentation and invited Coordinator Capone to provide her comments. She shared a photo of the entrance area to provide context for the proposed modifications and assured the Commission that the project would not negatively impact the wetlands. She recommended issuing a Negative Determination of Applicability with two specified conditions.

Chair Henkels inquired about the involvement of the Historical Commission in the project, to which Mr. Barone responded that they were in the process of obtaining approvals from them.

On motion by Comm. Rogers to issue a Negative Determination of Applicability #3, seconded by Comm. Cook, with Comm. Sevier abstaining due to technical issues, via roll call the vote was unanimous in the affirmative.

### **Request for Determination of Applicability, 4 Southwest Circle, RDA #24-07**

Chair Henkels began the meeting for the project to restore an unpermitted lawn area with native plantings within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw. Eamon McMahon was the applicant.

Karen Sebastian, representing the applicant, was present. Chair Henkels acknowledged Ms. Sebastian and noted the revisions made to the plan following previous discussions.

Ms. Sebastian began her presentation by sharing the history of the property, which was originally part of a subdivision in 1997. She displayed an aerial photograph showing the area in question and explained that part of it, designated by a red line, was intended to remain undisturbed but had been encroached upon over the years. She outlined the proposed bounds to mark the no-mow zone and presented the revised landscaping plan, which aimed to strike a balance between native planting and aesthetic appeal.

Coordinator Capone then provided her observations, noting that the plan addressed previous concerns and included provisions for the irrigation system. She recommended issuing a Negative Determination of Applicability with additional conditions related to project oversight, planting installation, and maintenance.

Chair Henkels opened the floor to the Commissioners for any questions or comments.

Comm. Holtz sought clarification on the condition regarding the issuance of the Certificate of Compliance in relation to the decommissioning of the irrigation system. Coordinator Capone confirmed that the intention was for the Certificate to be issued after successful restoration and decommissioning. Comm. Cook suggested filling the irrigation system with foam as a method of decommissioning.

Comm. Porter inquired about the specifics of decommissioning the irrigation system. Coordinator Capone explained that one method involved removing the sprinkler heads and filling the underground pipes with foam to prevent easy recommissioning. Ms. Sebastian suggested using drip irrigation around trees instead of the existing system, which might allow for the removal of unnecessary pipes.

Coordinator Capone proposed leaving the decommissioning process somewhat open-ended to allow for flexibility in implementation. Ms. Sebastian expressed a preference for removing as much of the system as possible once the restoration was complete to ensure a naturalized environment.

Chair Henkels invited further comments or questions from the Commissioners.

On motion by Comm. Porter to issue a negative Determination of Applicability #3, seconded by Comm. Holtz, with Comm. Sevier abstaining due to technical issues, via roll call the vote was unanimous in the affirmative.

### Adjourn Meeting

On motion by Comm. Porter to adjourn the meeting at 7:27 PM, seconded by Comm. Faust, with Comm. Sevier abstaining due to technical issues, via roll call the vote was unanimous in the affirmative.