

**Stow Conservation Commission  
Minutes  
April 2, 2024**

A meeting of the Stow Conservation Commission was held on April 2, 2024 at 7:30 pm remotely VIA Zoom Videoconferencing in accordance with the Governor's Executive Order on Remote Meeting participation.

There were present: Matt Styckiewicz, Chair  
Holly Clack, Vice Chair  
Liza Mattison  
Serena Furman  
Jeff Saunders  
Stephanie Lynch

Absent: Ingeborg Hegemann Clark

Also Present: Kathy Sferra, Conservation Director  
Jacquie Goring, Conservation Assistant

**Minutes** – *Liza Mattison made a motion to approve the minutes of March 19, 2024 as amended. Holly Clack seconded and the motion was approved unanimously.*

**Review/Approve 42 Pine Point Redline Change** – During a pre-construction meeting to discuss knotweed contaminated soil management, the homeowner said they would like to replace the existing asphalt walkway. The walkway was not shown on the approved plan, a revised plan was submitted. It will be replaced in the same location with the same length and width using either asphalt or pavers. *Serena Furman made a motion to approve the redline change for 42 Pine Point. Holly Clack seconded and the motion was approved unanimously.*

**Review/Approve 44 Pine Point Redline Change** – Site work is being finished on the house reconstruction project. There was an existing set of wooden steps that went down to an existing wooden deck and a permanent dock. The approved plan included replacement of the wooden steps and deck in the same footprint. The site contractor is having problems making the grade and meeting the building code to complete the steps. A sketch was provided that included stone steppers to the lake. If they were to construct the wooden steps to the building code, they would need 15 steps which would put them 5' into Lake Boon. Goring suggested they work with their engineer or site contractor and come up with a way to access the lake. They will submit a revised plan for review.

**Review/Approve Certificate of Compliance – Joanne Drive Subdivision** – Tabled to the next meeting.

**Wedgewood Pines Country Club – Enforcement Order** – Sferra said they have not responded to multiple requests to schedule a site visit. In addition, it was found that the Order of Conditions issued

for a previous tree violation had never been recorded, there was no Certificate of Understanding and no evidence that any of the replanting had been done. After the agenda was posted, Sferra received a request to set up a site visit for the first week of May. Given lack of urgency and the history of violations, she recommended issuing an Enforcement Order. *Holly Clack made a motion to ratify the Enforcement Order for Wedgewood Pines. Liza Mattison seconded and the motion was approved unanimously.*

**Community Preservation Project Updates** – Sferra and Goring met with the Community Preservation Committee (CPC). In 2016, the Commission received a \$50,000 appropriation to cover small acquisition projects or for the due diligence associated with larger acquisitions. Only \$7,000 has been spent. CPC was asked to cover the due diligence associated with the Woodhead property; they approved expending up to the \$43,000 that remains. There is also approximately \$7,000 remaining in an old appropriation for invasive species mapping and control at Captain Sargent. Goring is working with Jim Henderson on a field edge restoration project that would deal with woody invasives at the Community Gardens. Additional conservation funds may be needed to complete the project. The CPC approved this project as well.

**Alex Otmaskin, 18 Whitman Street – Notice of Intent for Septic System Replacement** – Matt Styckiewicz read the hearing notice. George Connors, Connorstone Engineering, was present. The proposed work is for the replacement of an existing failed septic system. The wetlands were flagged by Goddard Consulting. The two tanks are in the groundwater and will be replaced with monolithic tanks. The leaching field will be up against the 100' buffer. 10" straw wattle and silt fence are proposed for the limit of work and staked straw bales are proposed to be used as a dewatering corral. Disturbed areas will be loamed and seeded. No tree removal is proposed.

Mattison visited the site. The new pump and septic will be straddling the 35' no disturb buffer because of constraints with the piping inside the home. The leach field will be further away from the 35' no disturb buffer than the current one. Connors said they could add filter fabric or plywood at the dewatering discharge point. The Commission noted knotweed may be present on the site. Connors confirmed that suitable soils will be reused onsite, and fill will be brought in. The area will be graded up 4'. Connors confirmed the portion of the leach field outside the limit of work will remain in place. Styckiewicz asked if the dewatering corral could be pulled out of the 35' no disturb buffer but Connors would prefer to keep it where it is. They will be before the Board of Health on April 11<sup>th</sup>. Connors didn't anticipate any issues because of the constraints of the well and plumbing. *Liza Mattison made a motion to close the public hearing for 18 Whitman Street. Holly Clack seconded and the motion was approved unanimously.*

**David Corey, Northeast Venture Group – 0 Maple Street Map R3, Parcels 28-17C and 28-18C – Abbreviated Notice of Resource Area Delineation** – Matt Styckiewicz read the hearing notice. Dan Wells, LEC Environmental, was present. There are two parcels under the same ownership. Stiles Farm Road is to the north; Maple Street is to the west. There is a forested wetland that extends to the edge of Maple Street. The bordering vegetated wetland (BVW) in the northeast corner wraps around the southern part of the property and extends back to the southwest corner. The 100' buffer extends off

the BVW. The manmade ditch is non-jurisdictional. Wells visited the site with Hegemann Clark and pointed out the areas where they looked at the soils and a depression of standing water to confirm that there's no wetland resource area connection. Sferra said Hegemann Clark reported that there was a second area they looked at extensively as well where water is coming out of a culvert from under Maple Street in the center of the property and runs down through a swale and pools in an area of standing water. They could not find evidence of wetland soils. DEP has not issued a file number.

Matt Styckiewicz noted for the record that he does not have any personal connection to the applicant, but his company does work with LEC Environmental.

The Commission suggested a note showing where the non-jurisdictional overland flow is located on the site. Wells confirmed they could add a note. Sferra also said that Hegemann Clark and Wells made some minor revisions to flags which are the plan. The corrected buffer issues are also on the revised plan. *Serena Furman made a motion to continue the public hearing for 0 Maple Street to April 16, 2024 at or after 7:30 p.m. Holly Clack seconded and the motion was approved unanimously.*

**Decision – 18 Whitman Street** – The Commission reviewed the draft decision. *Liza Mattison made a motion to approve the Order of Conditions as amended. Holly Clack seconded and the motion was approved unanimously.*

#### **Staff and Commission Member Updates:**

- Styckiewicz agreed to take the lead on a new project at 47 Gates Lane.
- Cottages at Wandering Pond will be meeting with the Planning Board on April 16<sup>th</sup>.
- The Lake Boon dam will be on the next agenda.
- The Commission is meeting with the ZBA on April 8<sup>th</sup> regarding the Stow Acres development.

**Review/Approve Certificates of Compliance – 27-29 Hale** – Two Certificates of Compliance were requested by Scott Hayes on behalf of the Cunninghams who are in the process of listing their house. The first Order, DEP #299-340, is for a septic system. There is an as-built plan and approved plan and Goring confirmed they match; approval was recommended. *Liza Mattison made a motion to approve a Certificate of Compliance for Order #299-340. Serena Furman seconded and the motion was approved unanimously.*

The second Order, DEP #299-562, is from 2014. Goring compared the as-built and the approved plan. There was a shed that was put on the property that was not shown on the approved plan and is partially within the 35' buffer. The permit was amended to include some tree removal and planting of 5 native trees and 5 native shrubs. Hayes couldn't confirm if they were planted. Goring visited the site and did see a lot of plantings. There was also a patio where a paved driveway was shown on the approved plan. The patio is outside of the 35' no disturb buffer and in the same footprint as the proposed driveway. The patio was constructed in 2021 after the permit expired.

Cunningham commented that it was old paving before. He also said the plantings they did were the second set of plantings. Options were discussed as to how to resolve it. All agreed that the project

would have been reviewed by the Commission. Cunningham will have Hayes update the as-built plan to include the patio and the plantings.

*At 8:55 PM, Serena Furman made a motion to adjourn. Holly Clack seconded and the motion was approved unanimously.*

Respectfully submitted,  
Melanie Rich, Minutes Clerk

Materials Used at Meeting

Meeting Packet

18 Whitman Street site visit photos and draft decision

0 Maple Street site visit photos

27-29 Hale site visit photos