

NATURAL RESOURCES COMMISSION
Meeting Minutes
March 20, 2019

Pursuant to the notice filed with the Town Clerk, the meeting of the Natural Resources Commission was held at 141 Keyes Road, first floor conference room, Concord, MA at 7:00 p.m. on Wednesday, March 20, 2019. The following Commissioners were present: Greg Higgins, Jeff Adams, and Ed Nardi. Delia Kaye, Natural Resources Director, and Natural Resources Administrative Assistant Karen Bockoven were also present.

Chair Higgins opened the meeting at 7:00 p.m. in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Concord Wetlands Bylaw.

APPROVE MEETING MINUTES <ul style="list-style-type: none">February 20, 2019 and March 6, 2019
DIRECTOR'S REPORT
CONTINUANCES <ul style="list-style-type: none">CONCORD CULINARY, 430 Old Bedford Road, NOI
NEW APPLICATIONS <ul style="list-style-type: none">TORRINGTON PROPERTIES, 23 Fielding Street / New Public Meeting, NOI
CERTIFICATES OF COMPLIANCE <ul style="list-style-type: none">DEMERS, 721 Old Bedford Road
OTHER BUSINESS <ul style="list-style-type: none">Harrington Park – Site for Ball Benson House and Barn
ADMINISTRATIVE APPROVALS <ul style="list-style-type: none">LACY, 35 North Branch Road: Breezeway ConstructionTOWN OF CONCORD, 1B Lowell Road: Tree RemovalBARYIAMES, 2A Shirley Street (Cousins Park): Invasives Removal

APPROVE MEETING MINUTES

Commissioner Adams moved to approve the February 20, 2019 NRC meeting minutes, as amended. Commissioner Nardi seconded. All so voted.

Commissioner Adams moved to approve the March 6, 2019 NRC meeting minutes, as amended. Commissioner Nardi seconded. All so voted.

OTHER BUSINESS

Ray Andrews of 11 Dalton Road asked the NRC for a few minutes to present information on behalf of the Affordable Housing Funding Committee (AHFC) on four warrant articles that are on this year's Town Meeting Warrant. The first is Article 23 (Appropriate Funds for Affordable Housing Development) which would allow the Town to use \$500,000 from the Town's free cash account for affordable housing. The second article is Article 24 (Authorization to Accept M.G.L. c.44, §55C – Municipal Affordable Housing Trust Fund) which would create an affordable housing trust fund as authorized by the state. The third article is Article 25 (Authorize Special Legislation – Real Estate Transfer Fee for Affordable Housing). This article is recommending a 1% transfer fee on real estate sales. The money would go to affordable housing. The fourth article is Article 26 (Authorize Special Legislation – Building Permit Fee Surcharge for Affordable housing). Article 26 would allow a fee to

be added to a building permit fee. Mr. Andrews said that if Warrant Articles 25 and 26 are approved they would then go to the Select Board who would request the state to authorize them. If the state approves it would go back to Town Meeting for final approval. Mr. Andrews has printed information for anyone who is interested.

DIRECTOR'S REPORT

- Director Kaye informed the Commission that the summer recruitments are underway. There are two conservation crew positions and two ranger positions. Applications are being accepted until the positions are filled.
- The Massachusetts Environmental Protection Agency (MEPA) site visit was held today regarding the Environmental Notification Form for the Warner's Pond Dredging project. A representative from the Army Corps of Engineers (ACOE) was in attendance regarding Section 404 permitting. Based on the information that he had so far the ACOE representative felt that the permit could proceed as a General Permit rather than an Individual Permit. A MEPA Certificate is expected to be issued on April 5th.

CONTINUANCES

Notice of Intent Application, Zur Attias, Concord Culinary, 430 Old Bedford Road, DEP File #137-1436

Chair Higgins reopened the hearing seeking approval to construct a seven-unit Planned Residential Development with associated driveway, soil absorption system, grading, utilities, and community gardens within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- PRD prepared by Stamski and McNary revised on November 30, 2018;
- Stormwater O&M Plan prepared by Stamski and McNary revised on November 28, 2018;
- Supplemental Materials prepared by Stamski and McNary dated March 1, 2019;
- Stormwater Management Report prepared by Stamski and McNary revised on March 1, 2019;
- Pre Development Plan (drainage plans) prepared by Stamski and McNary revised on March 1, 2019;
- Post Development Plan (drainage plans) prepared by Stamski and McNary revised on March 1, 2019;
- Concord Culinary Homes Plan Set Sheets 1-8 prepared by Stamski and McNary revised on March 1, 2019;
- Landscape Plan prepared by Kim Ahern Landscape Architects dated March 20, 2019;
- Proposed Invasive Plant Management & Native Plant Restoration Methods prepared by Parterre Ecological received on March 20, 2019;
- Correspondence from David Hills Black, Jr. dated December 5, 2018; and
- Correspondence from David Negrin received on March 15, 2019.

The Applicant, Zur Attias, Daniel Gannon of Stamski and McNary, Kim Ahern of Kim Ahern Landscape Architects, and Miles Connors of Parterre Ecological attended tonight's meeting. Mr. Attias said that he has appreciated the site walks with staff, different boards, and everyone and found it to be productive and valuable. They have made significant changes from the original proposal. Some of the changes that have been made include reducing finished basement space, reducing the unit sizes, and overall the project has been reduced by one unit. They are also happy to

be able to provide a public walking path. Mr. Attias said they have met with neighbors to understand their concerns. He has tried to be as accessible as possible and will continue to be. He has spoken with Kyle from Riverfront Landscaping regarding snow removal. Riverfront Landscaping has written a letter regarding snow storage and removal plan for the site. Mr. Attias informed the NRC that Miles Connors from Parterre Ecological is now working with them to assist them with the best practices for identifying and removing invasives. Mr. Attias said they have tried very hard to make changes that have been requested. Their goal is to develop a community that is different than a typical Planned Residential Development (PRD). Mr. Attias believes that this development will be a good lifestyle for people. Mr. Attias noted that many aspects of the PRD are outside the purview of the NRC but they do feel that the project provides a variety of benefits to the Town. They are going to preserve an old farmhouse and an old barn. They have a variety of unit styles and they have proposed an affordable unit which should attract different types of owners. He said that the houses proposed are significantly smaller than other houses that are being permitted on Old Bedford Road.

Mr. Gannon explained that they have been working with the Town Engineer regarding drainage to make sure it is appropriate for the site. They were previously directing runoff from paved surfaces to subsurface chambers. They have revised that so there are now two above-ground infiltration basins on site. Roof runoff from all the units will be directed to subsurface dry wells. Mr. Gannon said snow storage areas are being proposed and there will be no trees in those areas.

Chair Higgins said the shape of the infiltration basins are different between the engineering plan and the landscape plan. Mr. Gannon replied that the engineering plan would be the plan that would be approved for stormwater management.

Chair Higgins asked how they determined how big a space is needed for snow storage. Mr. Gannon replied that it is based on a 12-inch snowstorm event. Chair Higgins also asked what would happen if there were two 12-inch snowstorms in one week. Mr. Gannon said that the snow would probably be trucked offsite.

Ms. Ahern said that when they were on the site with Director Kaye they discussed the snow issues. They are proposing to use just sand and no salt. Mr. Attias said he did receive information from Riverfront Landscaping that they would pile up the snow and then remove it off site.

Ms. Ahern said they inquired with a forest ecologist consultant, David Hills Black, regarding impacts to water associated with the proposed tree removal. His summary was that there was a low probability of an effect from the change in vegetated cover on water table height, but couched his opinion in the uncertain language of science.

Chair Higgins asked what was the long-term health of the plants that will be clustered. Ms. Ahern said she did not put the trees as close as originally discussed, but the plantings in the areas of invasive removal are tightly spaced. Mr. Connor can speak to that directly. Ms. Ahern said that Peter McBride, a certified arborist, looked at the trees on site. She said it was Mr. McBride's belief that if some of the trees were taken out of the group others may destabilize and so it was prudent to remove the grove of evergreens she was originally hoping to retain.

Chair Higgins asked if there were any plans for irrigation. Ms. Ahern said they do not have an irrigation plan yet. Chair Higgins reminded the Applicant and his team that irrigation is not allowed

in the 50-foot No Build Zone (NBZ). Mr. Gannon said they are proposing an irrigation well between units 3 and 4.

Ms. Ahern provided some photos of the various fencing they are proposing on site. A privacy fence is proposed on the north side of the property and a split rail fence is proposed at the south property line. They would like to install a post and wire fence for the vegetable garden and posts for signage to delineate private property from public use property.

Ms. Ahern explained that the total caliper of trees and plants originally was 270 inches. It is now 335.5 inches, an increase of 65.5 caliper inches. The original proposed number of trees was 104 but now is 126 which is an increase of 22 trees over the prior plan. Thirty-three trees are in the Buffer Zone. Thirteen trees that will be removed are in fair to good condition. Per the recommendation of the arborist, nine conifers will be removed and eleven trees will remain. They will be planting 78 trees. Ms. Ahern said they are planting smaller caliper trees so they can plant by hand without using machinery.

Chair Higgins asked what was the difference in caliper size from the trees being removed from the trees being planted. Ms. Ahern was not sure. Director Kaye said she thought it was difficult to replant on a caliper basis and it should be tree by tree. Ms. Ahern said they are removing 22 trees but replanting 78 trees, that is greater than a one to one replacement.

Mr. Connors explained that Parterre Ecological specializes in invasive plant management and native plant restoration. His office was contacted to look at the invasives site-wide. He said that the amount of invasives is extensive. There is an old farm pond and the wetland community is a typical Massachusetts red maple plant community. The understory consists of red twig dogwood, highbush blueberry, and spicebush. It is also rich with ferns, rushes, and sedges. Invasives within the 25-foot No Disturb Zone (NDZ) include Norway maple, Asiatic bittersweet, honeysuckle, buckthorn, multiflora rose, and garlic mustard. Mr. Connors explained that they have identified the areas that are dense with invasives and areas that are less dense. They identified Area A which was once an old farm ditch. That area is approximately 2,400 s.f. and they have determined that 70% is covered with invasives. Based on DNR's recommended planting of 5 feet on center for shrubs and 10 feet on center for trees, they have determined that they will need 78 plants for that area. Mr. Connors said they have reviewed all the identified areas of invasives and from the wetland to the 25-foot Buffer Zone and 438 plants will be required. Between the 25-foot Buffer Zone to the 50-foot Buffer Zone they will need to plant 69 native plants. They will need to plant 69 native plants between the 50-foot Buffer Zone and the 100-foot Buffer Zone. Between the 50-foot Buffer Zone and the 100-foot Buffer Zone they will plant 142 native plants. There will not be any foliar application to manage invasive plants. Plants one inch and above in caliper will be cut and herbicide applied to the cut stump. Smaller invasives will be pulled by hand. Mr. Connors said their recommended number of new plants is based upon what Ms. Ahern has already incorporated into her plan. They use everything from locally sourced native plants from places such as New England Wetland Plants and Garden in the Woods. They are also taking plants during the dormant season and will live stake into the Buffer Zones. They will be live staking, seeding, and planting conservation grade plants and larger sized container plants. The live staking plants will be placed denser than the 5 feet on center. Mr. Connors explained that the plantings in the bioretention areas take time but once established they are there for years. The plantings will provide privacy and ecological value as well.

Chair Higgins asked what is the average size caliper of tree that they will be planting. Ms. Ahern replied that near the houses it is 3-3 ½ inches and the size decreases in the mitigation areas because they do not want to use machines to install in sensitive areas. She said that they are proposing 8-10 foot tall evergreens for screening.

Chair Higgins asked about the status of the septic system permit. Mr. Gannon said they have certification from Oakson who are the designers of the Perc-Rite septic system. They are working in obtaining the additional information so they can submit to the Health Department. Director Kaye asked if they are also providing information to the Health Department for a conventional septic system. Mr. Gannon said they have a location designated for a conventional septic system. The four trenches would be 75 feet from wetlands.

Chair Higgins said everything on the site has been horseshoed in eliminating any room for error. Mr. Gannon said they have provided space for the setbacks and they are trying to keep space open for the gardens and not be close to the septic.

Director Kaye inquired about the letter that was mentioned from Kyle from Riverfront Landscaping regarding the snow removal. The Commission does not have that letter. Mr. Attias said he would provide the letter. Mr. Gannon said he was told that it may cost a little more to get the snow put where they want but it is possible.

Chair Higgins asked if the stormwater has all been calculated to stay on site. Mr. Gannon said the runoff from the driveway will go into catch basins. The runoff coming from the top side of the site will go to catch basins along the property lines. It will eventually flow into the wetlands as it currently does now. Mr. Gannon said they have to show that the post development runoff rates and volumes do not exceed the pre development numbers. The system has been designed for the 100-year storm event.

David Negrin of 40 Bronson Way stated that the abutters already have flooding problems and he is concerned that the project is putting the overflow of water into wetlands. Abutters in the past were promised that they would not be harmed by construction projects but they were harmed. Mr. Negrin said that the condominiums on the corner of Old Bedford Road and Bronson Way affected the properties at 40 and 45 Bronson Way which now flood all the time. The water table on Bronson Way is very high. The impact to the neighbors with the proposed PRD is damage to the wetlands, increased risk of flooding to an already fragile ecosystem, loss of mature trees, thermal pollution, water pollution, and erosion. The Elm Brook neighborhood has been in a continuous cycle of pumping and perpetual flooding for years. Many people have wetlands behind their houses. Mr. Negrin said that 430 Old Bedford Road is 3.7 acres but 30% is wetland and unbuildable and 40% of the upland is proposed to be impervious. The Applicant plans to remove approximately 100 mature trees and will be replacing with smaller trees. Mr. Negrin said that Ms. Ahern stated that young trees will absorb more water than the existing trees on site which Mr. Negrin believes is correct, but larger trees take in eight times more water than newly planted trees. This fact was provided by the Center for Watershed and Protection. Mr. Negrin said that some abutters do not have full use of their backyards because of water.

Mr. Negrin referenced the letter from Mr. Black and noted that he has a background in forest ecology. Mr. Black stated that "a reduction in biomass may reduce the volume of transpired water until the smaller trees reach a size similar to those that they replaced. Given the relatively small

change in the total amount of vegetated cover on the project location, it is unlikely that the proposed work will significantly affect the groundwater hydrology in the area and on adjacent properties associated with changes in transpirational water loss.” Mr. Negrin said that Mr. Black does not take into consideration that mature trees are being replaced. Mr. Negrin said that mature evergreens take in about 4,000 gallons of water a year. There are approximately 25 mature evergreens on this site taking in approximately 100,000 gallons of water a year. The deciduous trees take in even more and they take water in from the soil. Conifers take water from beneath the soil. Mr. Negrin said conifers take up so much more water versus the deciduous trees and are better. Mr. Negrin is concerned about the 75-foot trees being removed. They are not the same as replacing with a 4-foot tree.

In terms of aesthetics, Mr. Negrin is concerned about the size of a 5,000 s.f. house being proposed and not being able to see the farmhouse from the road. Mr. Negrin stated that the Applicant keeps proposing seven housing units. Mr. Negrin believes that is too dense and too much is going on in a small space. How will they keep water on the property at 430 Old Bedford Road? He noted that 374 Old Bedford Road could not even put a deck in their backyard because of the proximity of the wetlands. 400 Old Bedford Road has a 5,000 s.f. house with new trees and there is an issue with snow removal. That large house is right next to 374 Old Bedford Road. Mr. Negrin asked how can you have a farmhouse without trees.

Mr. Negrin said that the Massachusetts Stormwater Handbook prohibits snow disposal in the infiltration basin and measures must be included to prevent runoff of stockpiled snow entering the basin. Mr. Negrin asked what assurance will be in place to ensure that happens. Mr. Negrin said that stockpiled snow contains concentrations of de-icing chemicals and sand which can have affect the functionality of the basins. The Massachusetts Stormwater Handbook also prohibits trees and shrubs within the basin and embankments as they increase the chance of basin failure due to root decay and subsurface disturbance. Almost all the trees along the length of his driveway except for one will be taken out and replaced with smaller ones. Mr. Negrin reiterated flooding concerns for him and his neighbors. Another concern is where all the snow will be plowed. Mr. Negrin pointed out that one of his neighbors will lose many trees and get 30 to 40 feet of fencing instead. Mr. Negrin is concerned that the entire neighborhood is losing the grace and beauty of all the mature trees.

Mr. Gannon said that they are making sure that they are not excessively recharging anything into the infiltration basins. The overflows are designed to allow a certain amount of the runoff out to the wetland. They are trying to match pre and post conditions to make things better and have met the Massachusetts Stormwater Handbook Guidelines for runoff.

Chair Higgins inquired about the plantings on the berm and near the basins. Mr. Gannon replied that the plantings along the backside of the berm and basin are outside the basin per state regulations. The plantings will not have an impact.

Chair Higgins asked Mr. Gannon to speak to the comment about snow melt runoff bringing sand into the basins. Mr. Gannon indicated on the plan what would happen with each snow storage area. The area drains have deep sumps. Mr. Gannon said they will have an operation and maintenance plan that will address the issue of cleaning the sand out of the drains. If sand does get into the infiltration basins it will be removed once a year.

Neville Webb, 450 Old Bedford Road, said the landscape plan and water plan are good, however, he is concerned about the snow being stored six feet high where an 8-foot spruce is proposed. He is trying to understand where the snow goes if there is a tree there. He is trying to understand the connection between the landscaping and the water. Ms. Ahern agreed with Mr. Webb that the spruce should be moved. Mr. Webb said if the tree is moved he will lose his privacy. He said they have been promised privacy and plantings. Every time something is changed on the plan, something else is squeezed from somewhere else. He agrees that too much is being horseshoed in and wondered how many trees on the property line will be compromised.

Mark Gailus, 62 Prescott Road, said that the landscape plans do not match the engineering plans in ways that affect an accurate count of either existing trees to be preserved or new ones to be planted. It appears from the plan that the only trees that are going to be saved are in the buffer zone. The fundamental problem with the project is the density. The first approach for a PRD where an applicant is applying for excess density over the base density should be do no harm. Mr. Gailus does not think that this criteria has been met. He referenced correspondence submitted by Mr. Negrin and from a landscape architect backed up by two more technical articles with many references confirming that large conifers intercept snow and water. He is concerned with the significant change from pre and post development and about flooding. Planning Board Chair Gary Kleiman has said in public meetings that he would like input from the NRC on trees in terms of pre and post construction. The letter from Mr. Black talks not about big impact but small changes in vegetative cover. Mr. Gailus said that when you add five more houses in addition to the existing two dwellings and add roads where there were plants, there will be a tremendous change in vegetative cover. He urged the NRC to follow the intent of Town Meeting voting to ask for increased use of natural systems to provide more resiliency for emerging climate change. He said what used to happen in 100 years is more likely to happen in 10-12 years. Mr. Gailus believes that no buildings or impervious areas should be put into the 100-foot Buffer Zone.

Holly Miller, 374 Old Bedford Road, said it seems to her that it is improbable given the extensive development being proposed in the wetland buffer that any measures are going to mitigate the impact. Ms. Miller said that approximately 15,000 s.f. of construction will be in the Buffer Zone and the entire Buffer Zone will be impacted. She said that a number of trees shown on the landscape plan are in the infiltration basin and other trees that are going to remain are in areas that will need to be regraded. Neighbors are concerned about the large mature trees that are being removed. It will take a lifetime for the young trees to mature. Everything is too dense.

Tanya Gailus, 62 Prescott Road, said guarding natural resources is within the NRC's purview in addition to regulating wetlands. She thanked the Commission for paying attention to items that go beyond their scope. Even though she is not an abutter she cares very much about the beauty and wildlife and the trees in her neighborhood. She is concerned about the tremendous loss of trees and the Town's interest in trees. This part of Concord does not need community gardens. There are plenty in Town that are underutilized. It is important to save trees rather than have a garden. The removal of the willow is also a concern. Maybe having smaller buildings would help preserve some trees.

Cindy Mara, 400 Old Bedford Road, is concerned about density, impervious surfaces, and traffic. Chair Higgins explained that traffic concerns are a Planning Board issue. Ms. Mara asked how will they keep sand, snow and grit from the main road coming into the lot. There is not enough space for

snow storage near units 4, 5 and 6. The Fire Department did not like that because they could not get around the buildings.

Chair Higgins suggested that it would be helpful to overlay the landscape plan with the engineering plans. It would also be helpful to see the plants and trees and where they are located on the engineering plan in particular in relation to the snow storage areas. He asked that the plan be kept simple. Chair Higgins noted that neighbors are cautious and one man has a house right next door that already has flooding problems. These concerns need to be addressed. Chair Higgins complimented Mr. Connors' planting plan. He suggested continuing the project until after the Planning Board has met to review.

The Applicant agreed to continue the hearing until May 1, 2019.

NEW APPLICATIONS

Notice of Intent Application, Robert Hudson, Torrington Properties, 23 Fielding Street, DEP File #137-1467

Chair Higgins opened the hearing seeking approval to construct an addition and replace an existing garage within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- Wetland Permitting Plan prepared by Stamski and McNary, Inc. revised March 20, 2019.

Applicant Robert Hudson and Daniel Gannon of Stamski and McNary attended tonight's meeting. Mr. Gannon explained that the proposed project involves constructing an addition to the existing house, replacing the existing garage, and expanding the driveway. There will be minor grading for the garage to match up to the driveway. The proposed garage will be 55 feet away from the wetlands. There is an existing fence in the back that will be removed and they have submitted a waiver for that work. Mr. Gannon explained where the siltation barriers will be installed. Feno markers are proposed so future owners of the property will not disturb the 25-foot NDZ. They have also submitted a dewatering plan should water be encountered when the addition is constructed.

Chair Higgins asked that any work near the intermittent stream be done in the dry season. Mr. Hudson agreed. Mr. Hudson informed the Commission that an existing chicken coop, rabbit hutch, and tree house will be removed. In response to Mr. Hudson's question about removing a chain link fence, Mr. Gannon said that the chain link fence is not on his property. Director Kaye asked that the fence on Mr. Hudson's side of the property near the stream be removed. Mr. Hudson said he will remove the fence on his side.

Susan Mackey of 248 Thoreau Street said the property at 23 Fielding Street abuts a stream. That stream has not been cleared out in over 40 years. Her property has significant water issues. Ms. Mackey informed the NRC that the high school has impacted the fields onto Walden Terrace and the wetlands. She is asking that the stream be cleaned out because it goes into Emerson Field. There is a lot of trash and vegetation. Chair Higgins explained that is not part of Mr. Hudson's property. Ms. Mackey said there are a lot of water issues in their neighborhood. Ms. Mackey is concerned about the water that runs from Applicant's property to her property. The area is wet and has been that way for hundreds of years. Ms. Mackey does not have a problem with the project but is concerned about the increase in density on the site. She is happy that the historic house is being saved. She said that Mr. Hudson has a good reputation in Town.

Jim Mackey of 248 Thoreau Street asked if the stream was Town property or private property. Chair Higgins said that part of the stream is on Mr. Hudson's property and some on land owned by the Concord Housing Authority.

Mr. Gannon said they are proposing downspouts running into stone trenches on the corners of the garage. They were not planning on doing anything with the addition. The Commission requested downspouts for the addition.

Commissioner Adams moved to close the hearing and issue an Order of Conditions for Robert Hudson, Torrington Properties, 23 Fielding Street, DEP File #137-1467 with Findings A and B, Standard Conditions 1-19, and Special Conditions 20-48 which will include a third stone trench for the addition and feno markers. Commissioner Nardi seconded. All so voted.

CERTIFICATES OF COMPLIANCE

Demers, 721 Old Bedford Road, DEP File #137-753

Director Kaye advised the Commission that this filing was for a deck that was constructed in 2004 within the 50-foot No Build Zone. It was built about 5 feet longer and 6 inches wider than what was approved. There was an additional unpermitted alteration after the deck was constructed done in approximately 2010. About 400 s.f. of stone patio with a stone wall was constructed. Director Kaye suggested that any future development numbers not include the stone patio and wall as existing because it was not permitted.

Commissioner Adams moved to issue a Certificate of Compliance for Demers, 721 Old Bedford Road, DEP File #137-753 approving the construction of the deck but not the landscaped terraced area which was not part of the approved plan. Commissioner Nardi seconded. All so voted.

OTHER BUSINESS (continued)

Harrington Park – Site for Ball Benson House and Barn

Director Kaye said that David Ottinger of Antique Buildings & Materials has prepared a proposal to relocate the Ball-Benson house and barn. His firm dismantled the house and barn from October Farm Riverfront about 20 years ago, funded by the Bemis family. Mr. Ottinger has inspected the materials, currently in storage, and they are in good shape.

Mr. Ottinger met with Planning & Land Management and reviewed options for the house and barn. One option could be that the barn be used as a three-season barn and another would be an interpretive museum. One of Mr. Ottinger's ideas is to reconstruct the house inside the barn as an exhibit. Director Kaye showed the Commissioners pictures of a similar project that was done in Ipswich. Director Kaye said that the house is full of historical features that could be used for educational purposes. This is a project that could be phased over several years since the cost will be high. Director Kaye said that the house and barn could be sited at Harrington Park, which has a small parking area. She said that this project would be in keeping with the 1974 acquisition which was for conservation and recreation purposes. She asked the Commission if the Harrington Park site is feasible or should other places be looked at.

Deborah Richardson of 57 Harrington Avenue asked if the Bemis family has to approve the project. Director Kaye said that Mr. Ottinger has been in touch with the Bemis family.

Jane Hotchkiss, Select Board, asked if this would be considered a curated or museum site. Director Kaye replied that the discussion has not gone that far yet. Ms. Hotchkiss believes the site is underutilized. Chair Higgins said there are things to consider such as traffic issues.

Mark Del Guidice of 57 Harrington Avenue asked why the house and barn cannot be brought back to the October Farm property. Director Kaye explained it cannot because of conservation restrictions. Mr. Del Guidice asked if the Harrington House was on the National Historic Registry and would this project be allowed at Harrington Park. Director Kaye thought that the house was on the Register but not the landscape. Ms. Hotchkiss asked if Massachusetts Audubon would consider putting it on their property at October Farm.

Commissioner Adams said he does not object to Harrington Park being a potential location for the Ball-Benson House and Barn and for public discourse to take place. The Commission concurred.

Heywood Meadow – Memorial for Marian Thornton

Marion Thornton passed away three weeks ago and was a staunch conservationist in Town. She led the Estabrook challenge to preserve an additional 400 acres around Estabrook Woods in the 1990s. She was involved with preserving Heywood Meadow from development on more than one occasion and was a founding member of the Heywood Meadow Stewardship Committee (HMSC) She was an Honored Citizen, Chair of the Concord Land Conservation Trust for many years, and embodied the spirit of conservation. The Town will be flying their flag at half-mast on June 22nd and her husband has requested a celebration in her honor on Heywood Meadow on June 22nd, following a service at First Parish church The celebration will be a catered event and a large tent will be set up. People would walk over or be dropped off at the meadow with parking for the caterers only. Director Kaye noted that this wouldn't typically be allowed but given it is in honor of Marian Thornton, she believes it is appropriate, and that is wouldn't set a precedent for future activities on the meadow. Director Kaye has also reached out to Joanne Gibson and Susan Clark, co-chairs of the HMSC. They are concerned about the parking and that will have to be worked out. Approval was granted.

Administrative Approvals:

- **Lacy, 35 North Branch Road: Breezeway Construction**
Director Kaye said the homeowners at 35 North Branch Road would like to enclose an existing breezeway within the outer Buffer Zone. They are requesting a minor expansion of the footprint to reconstruct and relocate the stairs. Approval was granted.
- **Town of Concord, 1B Lowell Road, Tree Removal**
Director Kaye is requesting approval to remove a damaged spruce that is leaning over the walking path, within the 50-foot NBZ. Approval was granted.
- **Baryames, 2A Shirley Street (Cousins Park), Invasives Removal**
Beth Baryames, a trail steward, would like to clear invasives which are mostly bittersweet near a new trail that she put in last fall. The work would be done by hand. She will contact the Fire Department to get their approval to burn the invasives. Approval was granted.

Commissioner Adams moved to adjourn. Commissioner Nardi seconded. All so voted. This meeting adjourned at 9:16 p.m.

Respectfully submitted,

Karen Bockoven
Administrative Assistant