

**ANDOVER CONSERVATION COMMISSION SPECIAL MEETING MINUTES
VIA TELECONFERENCE
September 29, 2020 7:00pm**

APPROVED

Conservation Members in Attendance:

Chairman Donald Cooper, Vice Chairman Porter, Commissioner Tom Brady, Commissioner Ellen Townson, Commissioner Alix Driscoll, Commissioner Floyd Greenwood and Commissioner Jon Honea. Staff members present were Robert Douglas, Conservation Director and Ben Meade Conservation Agent.

Chairman Cooper opened the Meeting with stating the protocol for remote participation and questions from the public.

SCHEDULED ITEMS:

300 Minuteman Road

Present in Interest: Ann Marton, Tom Urbelis, Mark Johnson, Scot Doty and Christian Coates

Staff Recommendation: Close Public Hearing and Issue ORAD

Continued Public Hearing on an Abbreviated Notice or Resource Area Delineation filed by **300 Minuteman Park, LLC** under the Andover Wetlands Protection By-law, Article XIV, to confirm the boundaries of Isolated Vegetated Wetlands at **300 Minuteman Road**.

Mr. Douglas presented this to the Commission. He reviewed the filing with the Commission and reminded that the filing is under the local By-Law only. An extensive peer review and working session have been conducted and the wetland flagging has been agreed upon.

Mark Johnson introduced Christian Coates, who represents 300 Minuteman Park, LLC and he reviewed the properties owned by Spear Street Capital.

Scot Doty reviewed the project and agreed that there were flags that were changed. 4 Isolated Vegetated Wetlands and Bank were delineated.

Ann Marton reviewed the peer review report. Tom Peragallo was onsite and then met with John from Epsilon to review the findings and flagging. All 4 IVW and Bank were delineated in order to determine if the wetlands were actually isolated or had a hydrological connection.

Chairman Cooper added that there appears to be a disagreement as to the value or functionality of the IVW.

Scot Doty asked that the Commission rule only on the delineations at this hearing. Chairman Cooper added that there has been discussion in the documents filed about the wetland values and by voting on the location of the wetland resource areas does not impact the value of the wetlands.

Ann Marton added that the ANRAD filing contained the value and impact of the wetlands. At the working session included the valuation of the wetland areas which was covered in the peer review letter dated March 30, 2020. The other areas related to this site, Series 5, 6, 7 were not evaluated as part of the ANRAD and will be reserved for a future filing.

Chairman Cooper asked for a Motion. Vice Chairman Porter made a Motion to close the public hearing and issue the ORAD only for wetland flag Series 1 WF1-WF15, WF2-1-WF2-23, WF3-1-WF3-15, WF4-1-WF4-21, and WFB2-B29 and WFB2A-WFB29A as shown on plan entitled "Wetlands Evaluation, 300 Minuteman Road, Andover, MA 01810, Map 165, Lot 4" revised 3/26/2020, it was seconded by Commissioner Driscoll and unanimously approved by Rollcall Vote.

Rollcall Vote:

J. Honea - yes	K. Porter – yes
T. Brady – yes	E. Townson – yes
A. Driscoll - yes	D. Cooper – yes
F. Greenwood – yes	

The meeting was adjourned at 7:38 pm by Motion of Commissioner Townson; seconded by Commissioner Driscoll and unanimously approved by Rollcall Vote:

Rollcall Vote:

J. Honea - yes	K. Porter – yes
T. Brady – yes	E. Townson – yes
A. Driscoll – yes	D. Cooper - yes
F. Greenwood - yes	

Respectfully Submitted,

**Lynn Viselli,
Recording Secretary**