



Town of Boylston Conservation Commission conservation@boylston-ma.gov
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REGULAR MEETING MINUTES

AUGUST 15, 2016

Members Present: Dan Duffy, Jeffrey Walsh, Rebecca Longvall, Mark Coakley

Members Absent: Joe McGrath, Chip Burkhardt

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

COMMISSION BUSINESS

Worcester Sand & Gravel – Mr. Trotto said he hired Tighe & Bond and that they are working on it. Samples were taken two weeks ago and a resolution is expected within six weeks. Dan Duffy asked if that could be expedited; Mr. Trotto will try. Mr. Duffy spoke with our consultant, Laura Bugay (Langdon Environmental) last Thursday and she did not have any more information except to say they are working on something. She did not mention that they were doing test pits; no one from Tighe & Bond has contacted her. Mr. Trotto was reminded that he was to come to the Commission and let us know what approach he was going to take to determine what needs to be done. He was told to provide us with work plan so we know what tasks they are doing. The Commission does not want to wait two more meetings to hear about what he might do and then have another meeting or two to resolve it; we will be into December. Ms. Longvall said it would be nice if we know what they are doing to resolve the issue and which of our suggestions from the last meeting is he taking, or is he taking another way of resolving the issue. Jeff Walsh said we need our consultant to feel comfortable with the approach and whether the sampling was done the way she would have expected it. Mr. Duffy said he hopes that before the next meeting we have a straight forward process to go ahead with what is being proposed. Mr. Trotto said he will have Tighe & Bond contact Ms. Bugay. Mark Coakley said if it's not resolved by the next meeting, we have the danger of missing the growing season to get everything stable. Mr. Duffy asked the status of the fence with the neighbor. Mr. Trotto said they have a verbal agreement to install a permanent fence for safety reasons. It will be done before they work on the slope.

Compass Pointe (Bond Discussion) – Jim Haynes was present to discuss the bonds. The original bond is for the road and three lots. We need to determine what needs to be bonded for the stabilization portion of the project. Mr. Haynes was given a copy of the latest estimate from Graves Engineering. The Commission left it to Mike Andrade and Mr. Haynes as to what particular lots he intends to disturb and the sequencing. Mr. Haynes said he will bond the lots he disturbs. He asked the board if they could consider accepting a finished lot or two as collateral. Dan Duffy told him we did receive his question and asked Town Counsel for advice. The concern is that it is not a liquid asset. In the event there was a default, the town would have to try to sell the lot to cover the value that the bond was intended to cover. Mr. Haynes said there is no construction loan and the land is owned outright; there is no mortgage on the land

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itself. Mr. Haynes asked if an insurance bond is a liquid asset. Mark Coakley said the insurance bond is the standard bond. Mr. Haynes said the letter of credit (which he did previously) is different from an insurance bond. When a letter of credit is called, the bank will issue a check. Mr. Haynes said if he posts a bond, that's money he can't borrow against for construction. He would like to use that money to build houses rather than setting it aside for bonds. Mr. Haynes asked if his attorney could talk to the town's attorney. The Town Administrator will have to be made aware because he has to approve it. Mr. Coakley said if he can work something out with Town Counsel, we are willing to accept it.

Mark Coakley addressed the Stormwater Pollution Prevention Plan and the construction sequencing. There are details about temporary basins. Mr. Haynes said they are in the work plan for this phase. The plans reference a sheet 10 of 10; however, there are only 9 sheets in the current plan set. The basins are installed and functional. The street drainage for the entire project is in; catch basins will be set after the binder is installed. The only water that is standing in the project is in the Phase 1 portion of the road. On a few occasions he had repaved to try and bring it up so the water will run into the two catch basins. As far as exposure, he is trying to be proactive. The Commission would like Mike Andrade to include in his report that the temporary basins are not necessary. Elaine Jones (250 Sewall Street) asked when the catch basins go in. Mr. Duffy said the catch basins for Phase 2 are installed, but until they put the asphalt pavement down, a steel plate was put over them so that the soil doesn't get in. Once the pavement goes down, the grates and the frames for the catch basins will be put in.

Scannell Properties (schedule Site Visit) – Patrick Healy did not attend but submitted a preliminary plan with the preferred access route along with a request for a site visit. The site visit will be on Tuesday, August 23rd at 6:00 p.m., meeting at Honematic.

The Town Administrator received an email from Fletcher-Tilton (representative for the Scannell development project) asking the Board of Selectmen to waive the town's right to first refusal on the land owned by John Dipilato, Vincent Dipilato and Nancy Germain (approximately 71.1 acres on 210 Shrewsbury Street). Having no issues, Mark Coakley made a motion to waive any claim to the described Dipilato property; Jeff Walsh seconded; all voted in favor; motion approved.

Vouchers were approved.

Correspondence and emails were reviewed. Luke Adams (Compass Circle resident) will be referred to the Board of Selectmen for the scope of work relating to his bond questions. The Town Administrator will be reminded to include the scope of work for stabilization on the Request for Proposal.

Jeff Walsh made a motion to approve the Meeting Minutes dated July 18, 2016 with changes noted; Rebecca Longvall seconded; all voted in favor; motion approved. Mark Coakley abstained.

September 19th was confirmed as the next meeting date.

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James Ricciardi came in to update the board on the Shrewsbury Street filing. He hired Andy Baum (Summit Engineering) as the engineer, and Jim Smith as the surveyor.

Paul McManus (EcoTec) will be asked to do an inspection at Longley Hill. Mr. Ansari will be invited to the September meeting for an update.

Mark Coakley made a motion to issue a Partial Certificate of Compliance for DEP#115-79 and DEP#115-98 (88 Adams Road); Jeff Walsh seconded; all voted in favor; motion approved.

Mark Coakley made a motion to adjourn; Jeff Walsh seconded; all voted in favor; motion approved. The meeting was adjourned by unanimous vote at 8:11 p.m.