



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

MARCH 17, 2014

Members Present: Jeff Walsh, Chip Burkhardt, Mark Coakley, Charlene Franz

Members Absent: Joe McGrath

Others Present: See Attached Sign-In Sheet

Recorder: Jeff Walsh

PUBLIC HEARING – (**Youssef Chehade**), Cross Street – Notice of Intent Application to construct a residential subdivision of up to 46 lots located on the easterly side of Cross Street and north of the present terminus of Jacobson Drive in Shrewsbury.

Present were Youssef Chehade, Rich Chehade, and James Tetreault (Thompson-Liston Associates). Mr. Tetreault gave a presentation. There are approximately 146 acres with access from Cross Street in Boylston. Mr. Tetreault explained the wetland resources present. The original project and wetland flagging occurred in 1999 and 2000. Wetland flags were reviewed and revised at that time. He explained many of the revisions made to the wetland delineations at that time. There are 46 possible lots. The Order was originally approved in 2000 and extended in 2003. The Order then was allowed to lapse. It was filed with NHESP in 1999. In April 1999, a report was issued to NHESP that there was no spotted salamander at the site. NHESP did not respond. After no response from NHESP, the issue was thought to have been finalized with an implied approval by NHESP due to no response being received by the applicant. Today the NHESP maps still show priority habitat for the marbled salamander. The applicant worked with NHESP and ultimately received a “no taking” finding by NHESP due to project revisions incorporated into the plans (changed some discharge locations, added a bridge to the road system, “declaration of restriction areas” were added to the lots along the wetland, changed replication area locations – went from five replication areas to two at a rate of 1.5:1).

Per Mr. Tetreault, the Boylston Planning Board approved the plans in 1999-2000 with the condition that certain plan revisions be made. The project will be before the Planning Board’s April meeting and possibly their May meeting as well.

The filing fee was derived from three crossings for limited access and seven lots within proximity to wetlands. Mr. Tetreault discussed their finding in 1999 and now that the stream is intermittent and not perennial. The information submitted will be looked at before the commission concurs that it is perennial. Thirty-eight of the forty-six homes will have roof runoff infiltration systems. The wetlands are only being altered at the three road wetland crossings. ENF and EIR were filed with MEPA. Lot 1 was eliminated. The site will have a “mild” surplus of earth fill once cuts and fills are completed. There was brief discussion of phasing. Phasing is

shown on the sequencing plan. Phase 1 will come in off Cross Street and will have a temporary cul-de-sac. In Phase 2, the thru road will be completed to the existing road at the Boylston/Shrewsbury town line. This NOI is for the road and for the seven lots where NOI filings will be needed. Thompson-Liston Associates is to provide detailed information about developing the lots.

The Conservation Commission agreed and Jeff Walsh made a motion that peer review of the wetland delineation and identification is needed; Mark Coakley seconded; all agreed; motion approved. EcoTec will be contacted to perform the site review.

Mark Coakley made a motion to hold the next Conservation meeting on Tuesday, April 22nd; Chip Burkhardt seconded; all agreed; motion approved. The applicant requested a continuance. Mark Coakley made a motion to accept the request for continuance; Charlene Franz seconded; all agreed; motion approved.

Frito-Lay Truck Refueling – Present for the applicant were Gino Porter and Alden James. The town administrator received questions about the vehicle fueling facility and forwarded the issue to the Conservation Commission. Frito-Lay is currently testing as required. Mr. Porter presented his files of quarterly monitoring as required in the SWPPP. He went through the following documents: (1) annual report, (2) training documentation, and (3) documentation of a spill prevention team. Fleet technicians are responsible for a site maintenance, e.g., policing the site. Mark Coakley felt the basic format was present but it looks as though Frito-Lay may not have been fully aware of the maintenance requirements required as Special Conditions in the project's Order of Conditions. Copies of training log documents will be submitted to the commission.

Compass Pointe – Jeff Walsh recused himself from the matter. Mr. Venincasa was present. The commission has been asking for the catch basin frames and grates be installed for a long time. Tree clearing was recently being done, but the commission already said not to do any work until the catch basin frames and grates are installed. Mr. Venincasa said that Clark & Mott will be installing the catch basin frames/grates in early April.

Vouchers were approved.

Chip Burkhardt made a motion to approve the Meeting Minutes dated February 24, 2014; Charlene Franz seconded; Chip, Charlene and Mark all agreed; Jeff Walsh abstained from voting; motion approved.

Newton Pond Update – Jeff Walsh recused himself from the matter. Chip Burkhardt spoke with MaryAnn Dipinto (DEP) regarding his concerns with the work done at Newton Pond Dam by Shrewsbury and its impact on the wetlands. Ms. Dipinto is going to speak with Phil Nadeau. In short, the Boylston Conservation Commission is not satisfied with the answers received from the Town of Shrewsbury. Mark Coakley acknowledged that the water level now is not as low as it previously had been.

Buxton – Mill Road – Sewall Pond – Chip Burkhardt briefed the commission that there has been discussions about Dick Buxton hiring a surveyor.

Mount Pleasant Country Club – Mark Coakley went to the site. He felt that the amount of work at the site seemed to be more extensive than what he recalled the plans showed. Chip Burkhardt has also been to the site. The plans were reviewed. They concluded that the applicant was working in the areas as represented on the plans. Mark had seen erosion controls at the site. Street sweeping could be a little better, but it is a hard time of year.

A motion was made at 9:00 p.m. to adjourn by Jeff Walsh; seconded by Chip Burkhardt, and passed unanimously.