



**Town of Boylston** Conservation Commission [conservation@boylston-ma.gov](mailto:conservation@boylston-ma.gov)  
221 Main Street, Boylston MA 01505 \*\* Telephone (508) 869-6127 \*\* Fax (508) 869-6210

## **REGULAR MEETING MINUTES**

### **MARCH 18, 2019**

Members Present: Mark Coakley, Chip Burkhardt, Joe McGrath, Jeffrey Walsh

Members Absent: Michael Ruggieri, Dan Duffy

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

Ashley Davies (Sudbury Valley Trustees) to discuss preserving the Draper property – Ms. Davies and Chuck Draper (property owner) were present. Ms. Davies has been working with the family for years in an attempt to conserve the property. The house at 211 Mile Hill Road is currently on the market for over a million dollars; there is developer interest. Ms. Davies spoke with Shalin Liu (Summer Star Wildlife), but she is unable to purchase it at this time. SVT is asking the town if they have an interest to conserve a portion of the property. Some of the land deeded to the Conservation Commission in 2018 surrounds it. There are over 50 acres; it has been percolated; 4-5 lots are proposed; Lot 1 is wet. SVT proposed purchasing only that lot for \$100K because it is wet, but the family is looking at their options to see what the developer proposes. The Commission suggested going to the Board of Selectmen; Joe McGrath will attend. The Commission is not in a position to offer financial support, but could possibly help with administrative/custodial efforts. Ms. Davies thought that the SVT could do fundraising efforts and the town could apply for the state land grant which provides up to \$400K for reimbursement for conservation land purchases. It would create a large contiguous piece of property. The Commission would support the grant application process. Ms. Davies will speak with the family and let the Commission know what they intend to do.

Marie Phillips (5 Heywood Street) Worcester Sand & Gravel follow-up – Ms. Phillips was unable to make the meeting tonight. Mike Trotto was present. He will put the fence back up immediately and work will begin in approximately two weeks, weather permitting. A written status report will be submitted for the next meeting and Mr. Trotto will attend the May meeting. He was also reminded that he will need to request an extension to continue with the work; the Order of Conditions was extended previously for one year and will expire on May 21, 2019.

58 Mill Road (informal discussion with Vito Colonna for Jim Rotti) – Mr. Colonna attended to ask how best for Mr. Rotti to proceed with the open Order on the property and the additional work he is proposing. The back of the house is not yet stabilized. The additional work for the shed and patio is in the buffer zone; the Commission could consider that a minor amendment to the Order. The dock, however, is land under water and will need a new filing. The Order of

Conditions will expire May 24, 2019. Mr. Colonna was advised to file for the request to extend as well as for the amendment at the same time.

85 Sewall Street Apartments (informal discussion with new owners) – Mitch Gil (MJG & Associates) engineer and Leo DaSilva (Cobblestone Woods, LLC) partner were present. They met with various departments for a pre-construction meeting. Jeff Walsh asked the sequence of events/phasing. Mr. Gil said the erosion controls (hay bales and silt fence) have been established; the project will be done in one phase in approximately one year. The entrance and exit will be on construction pads through Shrewsbury Street; no trucks will go on Sewall Street. They want to get the road and crossing done first and are working on the plans with the architect and also working with the building inspector. They are going before the Earth Removal Board, but the material is coming in, not out. A bond for the work associated with the Stormwater Control Bylaw is required before construction. A 53G account is also required; the Commission agreed on \$5,000 to start. Melanie will ask Mike Andrade (Graves Engineering) to provide a stabilization estimate. Mr. Gil was told he can cut trees before putting in the erosion controls, but no stumping can be done until the erosion controls are in and the bond is received.

### **COMMISSION BUSINESS**

Consider issuing Certificates of Compliance for DEP#115-342 and Stormwater Control Permit SCP-2009-2 (Longley Hill) – Status Update – James Tetreault said the work is not 100% completed. There was work done on Lot 9. He asked what the Commission wants to see before issuing Certificates of Compliance. Mark Coakley said the stormwater management system does not work; when it rains, it goes into Central Street. The catch basin that is adjacent to Central Street does not catch anything. Until it is functional, he is not willing to sign off. Jeff Walsh agreed; it is the developer's responsibility to ensure it is functional and working according to the plan. Chip Burkhardt commented that since the beginning of the project there has been a lot of erosion going across Central Street. He explained where he believes the work is jurisdictional to the Commission because it affected a resource area across the street. The lot is unstable and is discharging into the stormwater management system. Mr. Coakley said stabilizing the lot would be part of the prerequisite. Mr. Walsh said any Enforcement Orders that were issued moved the limits of the Commission's jurisdiction. If the Commission is going to close the Order of Conditions and Stormwater Control Permits, the Commission wants to make sure that anything jurisdictional under the Wetlands Protection Act is properly addressed. Before issuing Certificates of Compliance, (1) the stormwater related infrastructure is to be up and running and properly maintained, (2) all surfaces are to be stabilized permanently, and (3) as-built plans will be required.

With regard to the expired Order and Stormwater Permit, Enforcement Orders were issued before the expiration date and they do allow for a limited amount of work; the Commission will allow Mr. Ansari to stabilize the site. If he plans to do any work on the lower lot (other than stabilizing the lot), he will have to apply for a Stormwater Control Bylaw Permit.

Vote to Authorize Conveyance of Compass Pointe Parcel A to the Water District – Jeff Walsh recused himself from the matter. The Commission had no objections to conveying the parcel to the Water District. Joe McGrath made a motion to approve the recommendation of Town Counsel to convey Parcel A at Compass Pointe to the Water District and Parcel C containing the pond to the Water District; Chip Burkhardt seconded; McGrath/Burkhardt/Coakley voted in favor; Walsh abstained; motion approved.

Email from Dan Duffy regarding resignation as Chairman – Joe McGrath made a motion to table the request until all members are present; Chip Burkhardt seconded; all voted in favor; motion approved.

Vouchers were approved.

Correspondence and emails were reviewed.

Joe McGrath made a motion to approve the Meeting Minutes dated February 11, 2019; Chip Burkhardt seconded; McGrath/Burkhardt/Coakley voted in favor; Walsh abstained; motion approved.

April 22<sup>nd</sup> was confirmed at the next meeting date.

Mark Coakley made a motion to adjourn; Joe McGrath seconded; all voted in favor; motion approved. The meeting adjourned at 8:16 p.m.