



Town of Boylston Conservation Commission conservation@boylston-ma.gov
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**REGULAR MEETING MINUTES
JUNE 27, 2022**

Members Present: Joe McGrath, Mark Coakley, Ron Aspero, Chip Burkhardt (7:13 pm)

Members Absent: Jeffrey Walsh

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

The Chair opened the meeting at 7:00 p.m.

Joe McGrath made a motion to set July 18, 2022 as the next meeting date; Mark Coakley seconded; all voted in favor; motion approved. Mark Coakley made a motion to approve the May 16, 2022 meeting minutes; Joe McGrath seconded; McGrath-aye; Coakley-aye; Aspero-abstained; motion approved.

PUBLIC HEARING (continued) – 260 Shrewsbury Street (Dragon 88) – Notice of Intent Application to divert stormwater runoff from the fill slopes as well as stabilizing non-vegetated or sparsely vegetated slopes due to the former placement of unauthorized fill which impacted and created Bordering Vegetated Wetlands. (DEP#115-427)

Scott Heim (Northeast Ecological) attended with an update; some progress has been made. Test pits were conducted to characterize the fill material and a drainage report prepared. Mr. Coakley asked if they anticipated any revisions; Mr. Heim did not think so because the material was not characterized as solid waste. All requested information has been sent to the DEP in response to the water quality certification application; they are awaiting a decision. Mr. Heim requested a continuance. Joe McGrath made a motion to accept the request for continuance to July 18, 2022 at 7:05 p.m.; Ron Aspero seconded; all voted in favor; motion approved.

PUBLIC HEARING (continued) – Lot 11 Longley Hill Road (Farooq Ansari) – Stormwater Control Bylaw Permit Application to construct a single-family home on Lot 11 Longley Hill. Stormwater Control Permit SCP#2022-2

James Tetreault (Azimuth Plan Design) via email requested a continuance to the next meeting. Joe McGrath made a motion to accept the request for continuance to July 18, 2022 at 7:10 p.m.; Ron Aspero seconded; all voted in favor; motion approved.

PUBLIC HEARING (continued) – Lot 11 Longley Hill Road (Farooq Ansari) – Notice of Intent Application to construct a single-family home on Lot 11 Longley Hill. DEP#115-442

James Tetreault (Azimuth Plan Design) via email requested a continuance to the next meeting. Ron Aspero made a motion to accept the request for continuance to July 18, 2022 at 7:12 p.m.; Joe McGrath seconded; all voted in favor; motion approved.

PUBLIC HEARING – 0, 176 & 179 Stiles Road (Central Street Boylston Realty Trust) – Notice of Intent Application to restore impacted BVW and stabilize buffer zone ground cover due to construction related sediment deposits within Stiles Road and on abutting properties, and confirmation of resource areas. DEP#115-443

Present were James Almonti (Land Design Collaborative), Scott Heim (Northeast Ecological), and Paul McManus (EcoTec). Mr. Almonti received Paul McManus' EcoTec letter dated June 15, 2022; they had no issues. Mr. McManus was asked to look at the wetland delineation and review and comment on the NOI remediation which is strictly on the impacts from the channel being broken out on the undeveloped portions of the road. He could not do the delineation because most of the flags were not there. There were areas that are well defined and some areas off the road where the stream is on the plan, but there is no delineation; he did not think it was necessary for the Commission to have the delineation pinned down, but if the applicant is looking to get the delineation memorialized, it can't be done with what is currently there.

The proposed remediation has two different components: one was to remove some sediment deposits from the wetlands, and the other was to restore the area that was scoured on the undeveloped section of the road. With respect to the sediment removal areas from the three locations as outlined on the plan, Mr. McManus said they have become vegetated and recommended no work occur in those areas. Regarding the proposed remediation to the area of the undeveloped road that was disturbed by equipment doing work, Mr. McManus said most of the impacted area has become reasonably vegetated and recommended remediation be scaled down to approximately the first 100 of the 300 linear feet proposed. He said the work should be done using only mechanical equipment being operated from the pavement and trap rock areas. Beyond that, the rest of the work should be done with laborers and wheelbarrows to avoid making the area unstable again. Mr. McManus also said there is evidence of erosion along the gutter of Stiles Road and sediment deposits along the side of the road in the vicinity of 179 Stiles Road; there is no curbing; the erosion may continue. He suggested the applicant develop and implement a plan to permanently stabilize these areas and remove all accumulated sediments, including in the grassy area just north of the driveway entrance to 179 Stiles Road.

Mr. Coakley asked if the Commission could close the hearing on the NOI without delineating the resource area. Mr. McManus said in his opinion they could. Mr. McGrath noted that the applicant did respond to the Enforcement Order with an NOI. Mr. Heim said the applicant would like to confirm at least the outer boundaries of the wetland resource areas on the four Central Street Realty Trust properties. The Commission suggested the wetlands be delineated now since future work will be proposed. The Commission also agreed with Mr. McManus' comments that they don't re-disturb areas that are naturally revegetated. Mr. Heim requested a continuance. Joe McGrath made a motion to accept the request for continuance to July 18, 2022 at 7:15 p.m.; Mark Coakley seconded; all voted in favor; motion approved.

PUBLIC HEARING – Boylston Conservation Commission to update Section 6–Permit Procedures and Requirements; Sections 6, 7, and 11; and Sections 6.I and 12–Project Completion/Certificate of Completion of the Stormwater Rules & Regulations.

Mr. McGrath and Mr. Burkhardt attended a meeting with Tighe & Bond; there were minor changes to the regulations. Comments on the review for possible changes to the Certificate of Compliance form have not been received yet. The Commission will continue the hearing in order to vote on both the regulations and any changes to the forms at the same time. Mr. McGrath made a motion to continue the public hearing to July 18, 2022 at 7:20 p.m.; Mr. Burkhardt seconded; all voted in favor; motion approved.

COMMISSION BUSINESS

Mr. McGrath added to the agenda the review of the Compass Pointe letter to Commission Business which was discussed.

Consider issuing a Certificate of Compliance for 85 Sewall Street, DEP#115-420 and Stormwater Permit #SCP-2018-3 – No new information was received. Melanie will reach out to them.

Consider issuing a Certificate of Compliance for 320 Sewall Street, DEP#115-408 and Stormwater Permit #SCP-2017-1 (Greater Worcester Land Trust) – Colin Novick was present. The Commission could not consider the requests tonight due to lack of information. No as-built plans or certified letter from the engineer were received, only the request forms. Mr. Novick will provide the information for the next meeting. Because the applicant provided the Commission with the wrong DEP number, which was acted on, administratively it will be resolved by closing out both DEP file numbers (DEP#115-408 & DEP#412 as well as the Stormwater Control Permit). Mr. Novick was instructed to submit the as-built plan, letter from the engineer stating the work was done in compliance with the Order, and a new request referencing the correct DEP File number (115-412).

Compass Pointe Update – No information from the applicant or his agents was received. Mr. McGrath acknowledged the email received from Onni Wirtanen (5B Cheryl's Way) with questions relating to the bonds; research is needed. He explained that the Commission, working with the Planning Board, prepared a letter that will be sent to the Compass Pointe parties, i.e., Mr. Haynes, Boylston CP, LLC, Attorney Watsky, Mr. Marro, and Mr. Grenier requesting among other items, validity of the Letters of Credit and other securities for the project.

25-Foot No Disturb Policy Update – Joe McGrath made a motion to accept the draft 25-Foot No Disturb Policy as previously distributed and officially issue it as a Policy of the Conservation Commission to be included in filing information for new applicants; Mark Coakley seconded; all voted in favor; motion approved.

Correspondence and emails were reviewed; the Frito Lay Annual Report was received.

Reorganization of the Commission was discussed; it will remain the same as it is.

Mr. Coakley commented that all lots on Sewall Street are open; there is a Stormwater Permit on the project. A letter will be sent asking for a progress report and what they are doing to stabilize it. Members will take a look before the next meeting.

Having no further business to discuss, Mark Coakley made a motion to adjourn; Joe McGrath seconded; all voted in favor; motion approved.

The meeting was adjourned at 8:10 p.m.