



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

AUGUST 17, 2015

Members Present: Mark Coakley, Joe McGrath, Dan Duffy, Chip Burkhardt

Members Absent: Shannon Holgate, Jeff Walsh

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

PUBLIC HEARING continued – Thomas Mann, Landscaping Etc., Inc. (200 Shrewsbury Street) – Notice of Intent Application and Stormwater Control Permit Application (SAC Realty Trust-Steve Christy) to expand the parking lot, upgrade the septic system, and install a drainage basin in the riverfront area.

The hearing notice for the 7:15 p.m. Stormwater Application was read into record in order to act on both applications simultaneously. Steve Christy (applicant), Chris Keenan (Quinn Engineering) and Scott Goddard (Goddard Consulting) were present. Administrative fees are needed (advertising \$84.00; engineering review \$3,000.00). The Stormwater application or NOI application will need to be amended to reflect the correct name and a copy sent to DEP.

Mr. Goddard said the Stormwater Report is being reviewed by Graves Engineering for the Planning Board. A site visit report was received from EcoTec. Chris Keenan said what currently exists is the building, the garage area in the back, and the parking area. They are proposing to expand the pavement in the rear of the building and to the right of the building to store materials such as concrete, mulch, stone and sand along the edge of the proposed pavement. A stormwater management system will be installed which would capture all of the stormwater from both the proposed site and the existing paved areas as well; catch basins and culverts are also proposed. Mark Coakley made reference to EcoTec's report that 3600 cubic square feet of sediment basins per area of disturbed area are to be provided and asked does the current plan meet that. Mr. Keenan said it does and it is a temporary sediment basin during construction; after construction it will be excavated. Scott Goddard talked about the presumptive perennial stream; and another one across the street; both within the 200' riverfront area; the majority of the site is within the jurisdiction of the Commission. He explained the minor changes and he submitted revised pages. He said much of the project review hinges on the presence of riverfront area on the site. He explained the brooks and how they discharge to a pipe. When they did the work, they were flowing aggressively; now they are trickling. There is a chance that they will go completely dry over the next four weeks and the expectation is that they will document and reclassify the brooks as intermittent which then becomes a buffer zone review project rather than a riverfront project review. Joe McGrath said it is doubtful that the Commission will take a stream that has been perennial for many many years and classify it as intermittent because it dries up one summer. Mr. Goddard was told that if he is going to make a major change like that, he will have to re-file his NOI and Stormwater applications. Mr. Goddard sees the project as a

redevelopment project; some areas have a history of development and/or have been degraded. He described the areas that don't meet the definition of degraded under the standards and thinks Paul McManus is trying to make more of a distinction between portions of the site meeting new development standards and portions of it meeting redevelopment standards. He stated that if you can show a net benefit to riverfront area under the redevelopment standards, then it is permissible under redevelopment standards. He said there is flexibility in the riverfront standards for the Commission to look at this project as a whole. In order for the project to be properly reviewed by the Commission for compliance of the riverfront standards, the Commission would have to agree that it is an overall redevelopment project in order to determine what criteria will be used. He said not only will there be added stormwater benefits to the site, but they are proposing mitigation at a 2:1 minimum ratio by suggesting that some of the land in the back be considered as a Conservation Restriction. Joe McGrath asked if he requires mitigation for a redevelopment project. Mark Coakley asked does the 2:1 ratio meet the definition of could it otherwise be altered under 310 CMR 10.00. At this point mitigation can't be established until the Commission makes the determination. A site visit is needed and the regulations reviewed. With regard to the Planning Board, an application was submitted; abutter notification or a public hearing is not required; they are on the September 8th agenda. The applicant requested a continuance. Mark Coakley made a motion to accept the request for continuance; Chip Burkhardt seconded; all voted in favor; motion approved. It will be on the September 21st Agenda at 7:00 p.m. The site visit will be Tuesday, August 25th at 6:00 p.m.

PUBLIC HEARING – MA Department of Conservation and Recreation (West Boylston Street/Route 140) – Notice of Intent Application proposing stormwater and transportation improvements along the project limits to improve water quality and reduce the potential impact of accidental spills and releases to the Wachusett Reservoir.

Patricia Austin (DCR), Alex Fagnand and Devleena Gosh-Brower (Tighe & Bond) were present. The erosion controls were revised and Ms. Brower submitted revised sheets 5 and 15 and reviewed the resource areas on site. The project includes West Boylston; they have an approved Order of Conditions from them. There are a total of seven wetlands on site. #3 is the only wetland that is entirely jurisdictional to West Boylston; everything else is in Boylston. Most of the work is within the buffer zone. The resource areas are more confined. Mr. Fagnand said they will remove all the old paved swales resulting in a minor reduction in impervious. There are two main structures on site; the abandoned pump station and old West Temple Street (DCR service road). Storm drains will be put in the road, catch basins will be piped to a hydrodynamic separator which will discharge into the basins. The main vegetated swale will be opposite the reservoir. He explained the pond features that are proposed; one will be shared with West Boylston. There will be a dry detention basin at the pump station and an infiltration basin at old West Temple Street. The road will be resurfaced. DCR will be responsible for maintenance. Mark Coakley would like a summary for the erosion and sediment control layout. They will need to file for a Stormwater Permit and request a waiver. After discussions and based on the plans, the Commission can issue a waiver under Section 9.08 of the Stormwater Bylaw. A public hearing will have to be held; they will not need to attend. The applicant requested a continuance. Mark Coakley made a motion to accept the request for continuance; Chip Burkhardt seconded; all voted in favor; motion approved. It will be on the September 21st agenda at 7:30 p.m.

PUBLIC MEETING – Wilfredo Quinones (285 Shrewsbury Street) – Request for Determination of Applicability Application to construct a new septic system.

Steve Poole, Lakeview Engineering was present. There is an existing failed septic. A raised system is proposed. The homeowner wants it sloped down rather than installing a retaining wall. Straw wattles and silt fencing will be used. Mark Coakley made a motion to close the Public Meeting; Dan Duffy seconded; all voted in favor; motion approved. Joe McGrath made a motion to issue a Negative Determination #3 with a condition that the plan is approved by the Board of Health; Chip Burkhardt seconded; all voted in favor; motion approved.

COMMISSION BUSINESS

Vouchers were approved.

Correspondence was reviewed.

Dan Duffy made a motion to approve the Meeting Minutes dated July 20, 2015; Mark Coakley seconded; all voted in favor; motion approved.

September 21st was confirmed as the next meeting date.

Longley Hill Update – Mark Coakley visited the site. The depressions were not overflowing. He went back after they drained out and there was nothing there; the water flows in but doesn't flow out. He will ask Paul McManus to look at it.

Certificate of Compliance DEP#115-45 (Lot 10, 38 Twin Spring Drive) – Chip Burkhardt made a motion to issue a Certificate of Compliance; Mark Coakley seconded; all voted in favor; motion approved.

Certificate of Compliance DEP#115-189 (25 Pendell Circle) – Mark Coakley made a motion to issue a Certificate of Compliance; Joe McGrath seconded; all voted in favor; motion approved.

Certificate of Compliance DEP#115-82 (147 Shrewsbury Street, Lot 2) – Joe McGrath made a motion to issue a Certificate of Compliance; Dan Duffy seconded; all voted in favor; motion approved.

Certificate of Compliance DEP#115-89 (147 Shrewsbury Street, Lots 3 & 4) – Mark Coakley made a motion to issue a Certificate of Compliance; Chip Burkhardt seconded; all voted in favor; motion approved.

Certificate of Compliance DEP#115-246 (Central Street and Stiles Road) – Mark Coakley made a motion to issue a Certificate of Compliance; Joe McGrath seconded; all voted in favor; motion approved.

Pleasant Hill Farms Stormwater & Drainage Structure Maintenance Update – Per an email from Jeff Walsh, the maintenance to date is acceptable.

114 Nicholas Avenue Complaints – A site visit will take place during the week of August 24th.

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The BOS forwarded a letter of interest to become a member from Rebecca Longvall. The members reviewed her qualifications; the BOS will be notified that we have no objections and would advise them to appoint her to the Commission.

Chip Burkhardt made a motion to adjourn; Joe McGrath seconded the motion; all voted in favor; motion approved. The meeting was adjourned by unanimous vote at 9:00 p.m.