



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

JULY 20, 2015

Members Present: Mark Coakley, Jeff Walsh, Joe McGrath, Dan Duffy

Members Absent: Chip Burkhardt, Shannon Holgate

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

PUBLIC HEARING – Shrewsbury Homes (205 School Street) – Notice of Intent Application and Stormwater Control Application for the construction of a single family home and an outside structure both of which are outside of the 100' buffer zone.

James Tetreault was in attendance for the applicant. The proposed construction is exactly the same as it was on the previous Order of Conditions and Stormwater Permit that was issued February 22, 2008 (construction of a single family home and a barn). To connect both structures to the lot's frontage, driveways will be constructed over the existing cart path crossing of the wetlands. Retaining walls will be installed to minimize the footprint of the driveway as they pass between the wetlands. No permanent alteration is proposed with the exception of a temporary alteration of up to 355 square feet if it is necessary to pump stream flows around construction at the time the driveways are being constructed and the culverts replaced. The Commission was satisfied with Mr. Tetreault's explanation with one of the intermittent streams being perennial. He submitted a watershed map and statistics from the USGS Streamstats showing that the watershed area draining to the stream where it leaves the site is 0.12 square miles which is consistent with the stream being intermittent. With no further concerns, Joe McGrath made a motion to close the Public Hearing; Mark Coakley seconded; all voted in favor; motion approved. Mark Coakley made a motion to issue a standard Order of Conditions with Special Condition #34 "work for the stream crossing shall, to the extent possible, be completed in low flow conditions. The Commission shall be notified seven (7) days prior to commencement of the stream crossings." Joe McGrath seconded; all voted in favor; motion approved. Joe McGrath made a motion to issue Stormwater Control Permit 2015-2; Mark Coakley seconded; all voted in favor; motion approved. Documents will be released after payment for advertising is received.

PUBLIC HEARING – Thomas Mann, Landscaping Etc., Inc. (200 Shrewsbury Street) – Notice of Intent Application to expand the parking lot, upgrade the septic system, and install a drainage basin in the riverfront area.

Nicole Hayes (Goddard Consulting) was present. The parking lot will be expanded by 39,000 square feet. The existing septic system will be upgraded and a 10,875 square foot area will be needed for a drainage basin on the northern side of the property to mitigate surface runoff. Most of the work will occur within the existing degraded area. There will be no work within the BVW or perennial stream. They propose to remove piles of debris located within the forest so the area

July 20, 2015 Conservation Meeting Minutes

can regrow a vegetative cover. Peer review is needed and a 53G account must be established. Joe McGrath will contact EcoTec and Graves Engineering. They will also need to apply for a Stormwater Permit. Ms. Hayes was asked to advise the Commission if they plan to go before the Planning Board since that will help structure the peer review. The applicant requested a continuance. Joe McGrath made a motion to accept the request for continuance; Mark Coakley seconded; all voted in favor; motion approved. It will be on the August 17th Agenda at 7PM.

Jim Haynes (new owner of Compass Pointe) – Jeff Walsh recused himself from the matter. Mr. Haynes (Kreg LLC) introduced himself as the new owner of Compass Pointe. The closing is scheduled for August 10th. He has met with the Planning Board as well as the residents. He has reached out to the bond company but has had no response to date. He would like to change the lot lines for Phase II to use for an over 55 community. He said there are four lots remaining in Phase I that are buildable. He wants to extend the lot lines to add five additional lots. He does not feel Lot 2A is a buildable lot at this time. Joe McGrath informed him that the Commission has called the bond and there is an Enforcement Order on the property. Mr. Haynes said he will either post cash or enter into a Tri-Party Agreement. He has purchased four houses in Phase I and all of Phase II. He wants to work with the town to get the project underway. He was advised that he will need to file an Amended Order of Conditions if there is a change to the lot lines.

Longley Hill – Mr. Ansari is requesting a sign-off from the Commission for the Certificate of Occupancy on Lot 10. Members said it is not stabilized. Mr. Ansari was reminded that the site must be at least temporarily/adequately stabilized before the Commission can sign. He said the driveway is in, grass is growing on the slope, and there is no runoff on the site. Mark Coakley said there are numerous rivulets coming off the slope behind the house. Mr. Ansari said after hydroseeding it rained and parts were washed out, but there is no dirt washing down to the bottom; bark mulch was put on the lowest part of the hill. Jeff Walsh said the biggest concern is the slope in the back; it is far from stable and he is worried about it sliding; there is already evidence of that; grass is sliding down the slope because the cracks opened up in the grass. Mr. Ansari said it was the top soil that was washed out. He said by tomorrow it will be all stabilized except for the small piece where they are running the truck up and down. He said they are making sure there is no water flowing down the slope by cutting in trenches; rip rap will be put on top when he is done; they cut a diagonal trench in the middle of the slope all the way to the bottom so the water will be caught in the swale; and there is still rock work left to do. Jeff Walsh said he needs something else to make the grass grow, such as matting made specifically for grass, in addition to loaming and seeding the slope. The subdivision plan calls for rip rap for anything greater than 2:1. Dan Duffy said it is not good engineering practice to try and vegetate a slope and expect it to be stable over a long time. Mr. Ansari asked the members if they would sign if he matted the left hand side and put rip rap and stones on the right side. The members would like Mr. Ansari to put in writing specifically what he is going to do on the back slope with an estimated time of when he is going to accomplish that, and in the front put in temporary erosion controls (hay bales, silt fences or straw wattles) around the roadway. The members want to be assured that he will continue with the rock work before starting another lot. Mr. Ansari said he will not start a new lot until this one is complete. He will send photos when the work is complete and at least two members will visit the site. Joe McGrath had a concern regarding the stabilization plan and ownership of the hill behind the house once title is transferred. Jeff Walsh said even if Mr. Ansari transfers title of the lot, he is still responsible for closing out the Stormwater Permit on the project. Mr. Ansari said it is his responsibility and he will do it right.

July 20, 2015 Conservation Meeting Minutes

114 Nicholas Ave Anonymous Complaint Letter – A letter stating that the owner is continuing to fill in wetlands was received. The owner was contacted and he stated that he is not near the wetlands. Members will visit the site and report back.

COMMISSION BUSINESS

There were no vouchers for approval tonight.

Mark Coakley made a motion to approve the Meeting Minutes dated June 15, 2015 as amended; Joe McGrath seconded; all voted in favor; motion approved.

August 17th was confirmed as the next meeting date.

Update on Pleasant Hill Farms Stormwater & Drainage Structure Maintenance – A site visit is needed.

The Commission signed a Building Permit for Lot 2 Heywood Street.

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