



**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**

### **OCTOBER 19, 2015**

Members Present: Joe McGrath, Jeffrey Walsh, Dan Duffy, Chip Burkhardt, Rebecca Longvall

Members Absent: Mark Coakley, Shannon Holgate

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 to expand the parking lot, upgrade the septic system, and install a drainage basin in the riverfront area.**

The applicant requested a continuance. Dan Duffy made a motion to accept the request for continuance; Chip Burkhardt seconded the motion; all voted in favor; motion approved. It will be on the November 16<sup>th</sup> agenda at 7PM.

Jim Haynes (Compass Pointe Lot Ownership) – Jeff Walsh recused himself from the matter. Mr. Haynes submitted a plan and explained the lot layout and what was left in Phase 1 (Lots 25, 37, and 39). He said Mike Andrade (Graves Engineering) witnessed testing that was done and Yankee Engineering witnessed the paving; he has installed hay bales and berms at the bottom area. Mr. Haynes was told that the Stormwater Permit is on the entire subdivision but was divided into phases. The bond was for partial work in Phase 1; it was a limited bond because the developer couldn't support the whole bond value for Phase 1; the scale slid with the work. Mr. Haynes said he will be posting cash or a Tri-Party Agreement for the lots. Joe McGrath will contact Mike Andrade and ask him to provide us with a report of what is still open that was covered under the initial bond. With regard to the sign-off for the building permit for Lot 63, Joe McGrath made a motion to sign off on the building permit for Lot 63; Chip Burkhardt seconded; all voted in favor; motion approved.

Patrick Healy (Thompson-Liston Associates) – Informal discussion for the Library – The project was approved at Town Meeting for internal renovations and expansion of the parking lot. Mr. Healy was asking for guidance concerning compliance to the Stormwater Permit and DEP standards. There is a 100' buffer on the lot and BVW offsite; they are in the outer 50' of the buffer zone. He asked if it qualified as a redevelopment project or new construction. Jeff Walsh said it is partially redevelopment (impervious surface) and partially new construction. They want to keep the existing surface intact and expand off of that. Landscape screening to protect abutters from headlights, etc., as well as lights in the center island will be proposed. The members were asked if they had a preference for conventional catch basins or rain gardens; no. Mr. Healy said the BOS has waived local filing fees, but understands that there will be a cost for peer review. He asked if he could file an abbreviated NOI. Jeff Walsh suggested he check the

## **October 19, 2015 Conservation Meeting Minutes**

regulations if he chooses to file that way. Mr. Healy also asked if there could be any waivers to the Stormwater Permit. Under the regulations, the threshold for this type of project is one acre, and based on the minimal impact required, they may not need a Stormwater Permit. Mr. Healy said they expect to file an NOI soon.

730 Main Street (Jasiak) – Kevin Allen was present to discuss paving the gravel driveway. An Order of Conditions was issued in 2012. Mr. Allen said the drainage was put in. Chip Burkhardt said the work was done but they never filed for a Certificate of Compliance. They now want to repave the existing paved surfaces. Joe McGrath said there was a concern because it was in the buffer zone and we asked that it be kept gravel and not paved. Mr. Allen said the original plan is 87'; they plan to reduce it to 77'. There will be grass where the filtration is and pitched toward the grass. There is a flagged wetland and a brook that runs in back; it is in a 200' riparian zone which is why the Commission wanted it to remain gravel. Jeff Walsh said the Order of Conditions associated with this work was clearly not for impervious area; as currently permitted they cannot pave. Joe McGrath said they would have to put in a drainage structure, treat it, and put it into the wetland or wherever it naturally runs. Because the work is jurisdictional to the Commission and not a residential single lot, it must comply with stormwater management standards. It was suggested they contact their engineer (Thompson-Liston) to see what is needed to comply. Since paving was scheduled soon, the members agreed that a special meeting could be held with 48 hour notice once the information is received.

### **COMMISSION BUSINESS**

Vouchers were approved.

Correspondence was reviewed.

Dan Duffy made a motion to approve the September 21, 2015 Meeting Minutes; Joe McGrath seconded; all voted in favor; motion approved.

November 16<sup>th</sup> was confirmed as the next meeting date.

114 Nicholas Avenue Update – Ken Rondeau attended to say he hired Steve Sears (David E. Ross Associates) to do the work.

120 Nicholas Avenue (Response to Complaint) – Ken Rondeau is filing a complaint against his abutting neighbor stating that there is a large storage container and various debris/construction equipment that has been placed in the wetlands and is encroaching on his property. He also said they dumped dirt directly into the pond. After five attempts by Melanie to contact the owner asking for permission to access the property regarding the new dock, a letter was received on October 7<sup>th</sup> from William Hudson explaining his situation and said a Determination was issued in 2005. There was a Determination issued, but Determinations of Applicability are only valid for three years; the work was not done in compliance. More investigation is needed. Melanie will make one final attempt to reach them by telephone; if unsuccessful, a certified letter will be sent.

The Commission signed the Occupancy Permit card for Lot 6 Heywood Street and a Building Permit card for Lot 63 Compass Circle.

**October 19, 2015 Conservation Meeting Minutes**

Chip Burkhardt made a motion to issue a Certificate of Compliance for Summer Star Wildlife, DEP#115-358 and Stormwater Control Permit SCP#2012-2; Joe McGrath seconded; all voted in favor; motion approved.

Joe McGrath made a motion to adjourn; Dan Duffy seconded the motion; all voted in favor; motion approved. The meeting was adjourned by unanimous vote at 8:35 p.m.