



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

JULY 21, 2014

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

Members Absent: Shannon Holgate

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

PUBLIC MEETING continued – (Peter Coskie), Lot 2 Reservoir Street – Request for Determination of Applicability to construct a single-family home to include construction of a sewage disposal system, well, driveway, and associated site grading.

Peter Coskie was in attendance. The final plans received on June 30th were reviewed. The proposed work is now outside of the buffer zone and riverfront area. Mark Coakley had a concern about encroachment in the area and suggested boundary markers be installed to establish that the area beyond the markers is jurisdictional. The 200' riverfront area or 100' buffer zone should be identified. Joe McGrath said if permanent markers are used, potential work that could be allowed would not be able to. Joe McGrath made a motion to close the Public Meeting; Chip Burkhardt seconded the motion; all agreed; motion approved. Joe McGrath made a motion to issue a Negative Determination by reason #4; Mark Coakley seconded the motion; all agreed; motion approved. Joe McGrath made a motion to issue a letter to the homeowner informing them that any work beyond the limit of work shown on the plan on file will require a filing with the Conservation Commission; Chip Burkhardt seconded the motion; all agreed; motion approved.

COMPASS POINTE – Status Report

Jeff Walsh recused himself from the matter. James Venincasa was present. He showed a plan with current lot numbers and signed by a registered engineer. The plan was reviewed by the members. The bonds were also reviewed and it was determined that Lot 55 is not covered along with the disturbance in the vicinity of Lots 40A and 41A. He was asked to supply an estimate of the disturbed area. Mr. Venincasa said Mike Andrade (Graves Engineering) was at the site today and will provide a punch list. Joe McGrath asked that we receive it well in advance of our next meeting so it can be reviewed. The Commission asked for a change sheet for the lots. What Mr. Venincasa presented was not clear and needs to be revised and it needs to include a legend referencing the ANR plans and the Exhibit Overlay Plan Compass Pointe. Mark Coakley said once these issues are cleared up, a bond will be requested for the entire project. Mr. Venincasa was advised not to use the terminology Phase I and Phase II; and to use Bond 1 and Bond 2 (and indicate the old lots, new lots, stable lots, unstable lots) to avoid confusion. He was also told to prepare a matrix so it will be clear. Once the site is open, the square footage must be in the bond. Mr. Venincasa said he is working on lots that have houses where it is unstable and said he is

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filling in sections. He will be allowed to put down a binder coat since that is covered by the bond. The Commission did not sign off on Building Permits for Lots 37 and 38. Mr. Venincasa is looking for a sign off for the Occupancy Permit for Lots 36 and 55. The members will look at these, but Lot 55 is not bonded and the Commission has to wait for a report from Mike Andrade. Mr. Venincasa has had a month to provide the information and did not show up for two meetings with Graves Engineering.

Jessica Rubinow (Lot 55) said the lawn is not stabilized. Mark Coakley told her that no meeting has taken place since last month and because Mr. Venincasa failed to meet with Mike Andrade on two occasions, and we need a report from our site inspector. Chip Burkhardt explained how the bond was broken up by square footage. Sue Sleczkowski (Lot 55) was upset that her closing would not take place Friday, but unfortunately, the Commission has no jurisdiction over closings.

Referencing the last meeting, Mark Coakley did contact Mr. Aspero and that issue is resolved. In addition, Mr. Venincasa said the tax issue has also been resolved.

PUBLIC HEARING – (The Haven Country Club), 369 Cross Street – Notice of Intent and Stormwater Control Application to renovate the existing 18-hole golf course, including conversion of rough areas to create new forward tees, renovation of selected existing tees, bunkers and greens, modification to irrigation system, repair of selected existing headwalls, relocation of approximately 225 +/- feet of paved cart path and removal of selected trees.

Present were Kelly Durfee Cardoza (Avalon Consulting), Matt Brassard (Brassard Design & Engineering), Scott Morrison (EcoTec), Regan Remillard, Brian Lynch & Todd Sauer (The Haven Country Club). Ms. Cardoza used an aerial photo along with the plans to explain the proposed project. Work proposed includes the addition of new tees and renovation of selected tees within the existing maintained turf on holes 4,5, 6, 7, 11, 13, 14, 15 and 17; renovation of greens on holes 6 and 12; addition of new bunkers and renovation of selected bunkers within the existing maintained turf on holes 4, 5, 6, 7, 8, 12, 13, 15, 16 and 17; relocation/addition of lateral irrigation lines and sprinkler heads; relocation of existing paved cart path within the manicured footprint of the golf course on a portion of hole 17; repair of selected existing headwalls on holes 5, 6, 11 and 17; and removal of selected trees. The stumps will remain in place. The intent is not to increase the turf, but to increase the view. For every tree removed, two will be planted. There is no land subject to flooding and no priority habitat issues. EcoTec delineated the wetlands between July 2013 and May 2014. Wetland K's ponding area is too small to hold the requisite volume and depth of water to be regulated as ILSF under the Act, but may be subject to jurisdiction as federal wetlands. Work will be conducted in discreet phases and soils will be stabilized within two weeks at each location. It is a long-term project with work proposed to begin in the fall of 2014 and continue each fall until completed.

With regard to Stormwater, Ms. Cardoza reviewed the responses submitted to DEP's comments which were that the NOI does not describe how general performance standards are being met; and the Stormwater report referenced under Part C.6 of the NOI was missing from the application submitted to DEP.

Mark Coakley suggested they add the construction sequence and narratives on the plan. Mr. Brassard suggested showing the discreet areas on the plan and when one area is completed, the

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Commission would be notified. Jeff Walsh would like a condition that an annual report be submitted to the office on the progress of what has been done in the past twelve months and what they plan to do next. Jeff also suggested that the silt sock they intend to use be staked at 5' intervals. The project has multiple locations, but is small. Peer review was discussed. Joe McGrath felt that since the project will take place over several years, the Commission will be able to meet all the inspections. Outstanding issues are DEP comments/DEP response and plan sheets. The applicant requested a continuance. Mark Coakley made a motion to accept the request for continuance; Joe McGrath seconded the motion; all agreed; motion approved. It will be on the August 18th agenda at 7:00 p.m.

COMMISSION BUSINESS

Vouchers were approved.

Mark Coakley made a motion to approve the Meeting Minutes dated June 16, 2014 with changes noted; Chip Burkhardt seconded the motion; all agreed; motion approved.

August 18th was confirmed as the next meeting date.

Longley Hill Update – Mr. Ansari was before the Commission to provide a stabilization update. He said Lot 8 has been improved. It is sodded on the right side and the rear has been mulched and wood chopped. He said he has not opened any more holes. Grass is almost growing on a portion of the backyard of Lot 8. He will stabilize Lot 7 before moving on. Mr. Ansari said the partial retaining wall on Lot 11 is in good condition; there are hay bales and mulch. Mark Coakley asked him his plans for stabilization higher up on the hill. He said he is working on Lots 7 and 8 and will come back to Lot 11. He does intend to stabilize it, but does not know when. Mark said up above the retaining wall is the problem because runoff comes off the slope. It should be hydroseeded or grassed. Something needs to be done. It was suggested he spray rye to hold it in place and the sooner the better because the basins are being filled with silty water. The Commission wants to see something temporary immediately. Mr. Ansari said he will do something by the August meeting.

Newton Pond Update – Chip Burkhardt spoke with Phil Nadeau. At some point there will be a meeting scheduled with Shrewsbury, but as of tonight, no date has been set.

Sewall Pond Update – No update tonight.

Volunteer to Serve on Committee to update Boylston Open Space & Recreation Plan – Joe McGrath volunteered to serve on the committee.

NPDES Permit – The contract was sent to Emily Scerbo (Tighe & Bond) on June 26th. Joe McGrath will follow-up.

Wrack Meadow Woods Follow-Up – Joe McGrath and Ray Duffy met with the Board of Selectmen (BOS) last week. The BOS approved putting together a proposal. Sudbury Valley Trustees (SVT) would like to meet with the Commission to discuss the options (conservation restrictions, lienholders, etc.).

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MACC Meeting regarding Tennessee Pipeline – Joe McGrath researched and found it will skirt Boylston. He showed the members a map and the impact it will have on Worcester County. The meeting is on Wednesday, July 30th. If any members are available they will attend.

MWRA Email (Wachusett Reservoir South Dike Routes 62 & 70 Project) – Mr. Gregoire will be invited to attend the August meeting.

Joe McGrath made a motion to adjourn; Jeff Walsh seconded; all agreed; motion approved. The meeting was adjourned by unanimous vote at 9:50 p.m.