



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

MAY 15, 2017

Members Present: Dan Duffy, Mark Coakley, Jeffrey Walsh, Rebecca Longvall, Chip Burkhardt

Members Absent: Joe McGrath, Michael Ruggieri

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

PUBLIC HEARING – PINE ST. BOYLSTON REALTY LLC (320 Sewall Street) continued – Notice of Intent Application and Stormwater Control Permit Application for work associated with the construction of a four-lot residential subdivision including construction of three two-family dwellings at the end of Pine Street; work on the remaining lot includes demolition/rehabilitation of existing YMCA structures, beach rehabilitation and site grading. Pine Street, an existing dead end street, is to be extended by 130 feet to install a cul-de-sac turnaround.

John Grenier, Jimmy Ricciardi and Mike May attended. The original filing showed the work for the entire property including Pine Street as well as the YMCA property. Mr. Grenier revised the plan so this time it only is for the Pine Street extension and four-lot residential subdivision. The applicant will prepare a future submittal for the YMCA side of the property.

Based on comments from the Commission at the last meeting, the grading was pulled back to maintain a 25' buffer (the backside vegetated) leaving a separation to the resource area and adjacent to Sewall Brook. Calculations on the cuts and fills were done which show a balanced site. The revised plans show the stockpile area outside the wetland resource area (including buffer zone) and locations for resource markers were proposed.

The plans propose a split rail fence around the infiltration basin, which is shallow and underlain by gravel materials, which is not consistent with the Stormwater Bylaw that requires a chain link fence. Dan Duffy said if we approve it, we need to make very clear distinctions that it's due to the type of soils and the depth of the basin; we don't want to set a precedence; it needs to be site specific. The Commission also discussed revisions to the proposed signage placement so that it will be at the 100' buffer at the Lot 1 lot line and in the back of Lot 2 which is close to the resource area. Lot 2 will have a condition that it goes up to the tree line and 3'-5' out into the yard.

Mark Coakley made a motion to close the Public Hearing; Rebecca Longvall seconded; voted 4-0-1; motion approved. Mark Coakley made a motion to issue a standard Order of Conditions, adding Special Condition #34 that signage is to be placed per the plan dated 4/25/17 entitled "Pine Street Extension" on Lot 2 as revised 5/16/17 and marked up; Chip Burkhardt seconded; voted 4-0-1; motion approved. Chip Burkhardt made a motion to issue Stormwater Control

May 15, 2017 Conservation Meeting Minutes

Permit SCP-2017-1, adding Special Condition #21 that because of the depth of the stormwater basin and the soil conditions, the Commission allows the installation of a 3' high split rail wood fence on the east side of the basin; voted 4-0-1; motion approved.

PUBLIC HEARING – 313 MAIN STREET REALTY LLC (313 Main Street) continued –
Notice of Intent Application and Stormwater Control Permit Application for work associated with the construction of an 18,500 square foot office/warehouse building to include construction of driveways, stormwater management facilities and site work.

John Grenier, Jimmy Ricciardi and Mike May attended. They are proposing an 18,500 square foot office space/staging/storage area building with a 30' wide access driveway entering through the Frito-Lay driveway. The Planning Board had minor revisions but nothing that would affect the drainage design; the basin is designed properly; TSS removal requirements are met. The site contractor has reviewed it; cuts and fills were done; they modified some elevations so the site is balanced. Test borings depth-to-ledge were done. There is a turnover from ledge to sandy soil closer to Ross Pond. Ross Pond is on the easterly side and they are maintaining a 25' tree buffer to Ross Pond for the infiltration basin. The vast majority of work is outside the 100' buffer. They are asking for a waiver from fencing because of the area (it is a commercial property, very difficult to get to, and is bordered by the pond on one side). The basin meets the 2-10-25- and 100-year storm events. The ESC will be the limit of work. The site will be serviced by a septic system, town water, gas and electric. There is no chemical storage; the perspective tenant loads software onto computers for various users.

Mike May said it is part of a secondary project to come in the future that will continue the access road to Elmwood Place. Jimmy Ricciardi will be the Site Contractor; D.R. Poulin is the Building Contractor. Mr. May discussed walking trails on the site; Rebecca Longvall asked if there is public access to the trails. Mr. May said he envisions linking the trails to Hillside. ESC measures will be silt fence and straw wattles; the detention basin will be hydroseeded. Mr. May asked if there was a way to address controlling the ebb and flow of the pond; he was told it was beyond the Commission's expertise and he would need to discuss it with the Water Department. Mr. Duffy asked why a portion of the stormwater system is directed to the basin, but is directly discharged to the pond. Mr. Grenier said they are diverting water that is coming off the hill upgradient of the work; they are capturing it before it hits the pavement (and potentially collects any sediment or other pollutants) and that portion is going into a stormceptor which is shown on the plan. Because it is in Zone 2, there will be a condition that there cannot be a higher pollutant load tenant in the building. The plans show the site work and stormwater basin being constructed concurrently. Mr. Duffy commented that he would prefer the stormwater basin be done first, not concurrently.

A citizen asked that they be aware of the children and animals when working. Mr. May said he will provide contact numbers should they have any concerns. Mr. Duffy would like to see some type of access control around the stormwater basin; Mr. May had no objections; a swinging gate will be put around the basin. Mark Coakley made a motion to close the Public Hearing; Chip Burkhart seconded; voted 4-0-1; motion approved. Mark Coakley made a motion to issue a standard Order of Conditions, adding Special Condition #34 that changes on the occupancy and use of the building into a use categorized as a higher potential pollutant load use, as defined in the DEP Stormwater Regulations as amended from time to time, would require a refile before the Commission to make sure the stormwater control system meets current design regulations;

May 15, 2017 Conservation Meeting Minutes

Chip Burkhardt seconded; voted 4-0-1; motion approved. Chip Burkhardt made a motion to issue Stormwater Bylaw Control Permit SCP-2017-2, adding Special Condition #21 that the applicant is to provide a fence and/or security gate to limit access to the stormwater basin; Rebecca Longvall seconded; voted 4-0-1; motion approved.

COMMISSION BUSINESS

Reorganize the Commission – Jeff Walsh made a motion that Dan Duffy remain as Chair and Rebecca Longvall will be Vice Chair; Chip Burkhardt seconded; approved by unanimous vote. Jeff Walsh made a motion for Mark Coakley to remain as the Earth Removal Representative; Rebecca Longvall seconded; approved by unanimous vote. Mark Coakley made a motion that Joe McGrath remain on the Stormwater and Open Space Committees; Jeff Walsh seconded; approved by unanimous vote.

J&M Batista Family Partnership Enforcement Order Update (280 Shrewsbury Street) – Matt Doyle – Matt Doyle and James Tetreault were present. Mr. Doyle was asked to attend to discuss the filling of the wetlands that was observed. Mr. Doyle said they intend to redevelop the site and, as part of that, had Scott Heim flag the area. Mr. Doyle showed photos of the site. Mr. Duffy said we need to determine where the original wetland line was before they pushed the fill in and come up with a restoration plan to pull it out and stabilize the area; a Notice of Intent proposing that work is needed. They are allowed to do test pits without filing the NOI, but to let the Commission know.

LEI Project Update (200 Shrewsbury Street) – Chris Keenan – Mr. Keenan called the office today and is unable to make it due to a conflict. Chip Burkhardt will contact him tomorrow.

85 Sewall Street 40B Project Discussion – When the application is formally filed, the Commission will put any concerns in writing to the ZBA.

Scannell Property, Shrewsbury Street (100 Pine Hill Drive) – Members noticed the disconnect between the EcoTec SWPPP Reports and the SWPPP Reports received from the Scannell property site foreman; the Commission feels the reports don't match. Art Allen will be asked to review them when he is onsite.

Worcester Sand & Gravel – Mr. Trotto called the office today to say he would not be attending; his engineer is not ready for the meeting.

Longley Hill Update – Farooq Ansari and James Tetreault (Thompson-Liston) were present. Dan Duffy and Mike Ruggieri visited the site with Mr. Ansari and Mr. Tetreault on May 13th; Jeff Walsh attended later. Mr. Tetreault provided a plan and letter dated May 15, 2017 which described the timetable for the proposed steps and priorities required. Mr. Ansari would like to work on Lots 5 and 6, shape them as necessary for house construction, fill in the foundation hole and apply stabilization as the first item, install hay bales or straw wattles to direct flow into the catch basins, and install flocculant blocks and jute mesh at the discharge points. There is exposed soil near Stiles Road which should have riprap placed on the steeper section and other unstable areas hydroseeded. There is erosion in a swale entering the catch basin between Lots 7 and 8 and the pipe discharging to this same basin is bypassing the basin and flowing adjacent to the street. The back of Lots 9 and 11 need to have stabilization applied to them. He wants to

May 15, 2017 Conservation Meeting Minutes

move forward with the six items noted in the May 15, 2017 Thompson-Liston letter. Mr. Tetreault said as long as he shows that he sticks to the checkpoints, he hopes that the Commission will let him proceed.

Dan Duffy was disappointed that the letter did not capture everything that was discussed at the site visit. He was in agreement that we need to get the grading on the lots done, get rid of the stockpiles and the flat area where the fill is. The intent was to leave a little bit of a bench and grade it to the plateau to fill in the foundation hole. He assumed it would have included the details they talked about, i.e., putting in loam and seed, hydroseeding right away, and putting in erosion and control fabric. The letter does not include that. It was talked about and that's why it was discussed putting it all in a plan so we have something that everybody understands what the approach is and we have something we can go out and say that this is what we all agreed to and this is what is being done (or not being done) and go from there.

There are other things that were not captured either. There was talk about loaming and putting down woodchips as a temporary measure on the areas of the site that are going to be active during construction. Per the permit, if there is not active work for more than two weeks, it needs to be stabilized; if it's not done, it will be non-compliant. Dan talked about the area where there is a slope with the septic system on top. There was some sloughing with the soils that were put back on the slope; there was discussion of stormwater coming in that direction that has now been redirected, and now closer to the temporary basin, there was a steep slope which needed riprap; talked about doing something permanent in the woodchip area that has a very steep slope with no woodchips and no vegetation and no permanent erosion control along that area and at a minimum shoot it with hydroseed to get something to grow on the woodchips.

Lot 6 has a section of slope that had been loamed a seeded a couple of years ago and has some erosion and sparse vegetation; it needs more topsoil and to be more stabilized. There is an HDPE pipe that goes under a section of a front yard that discharges to a manhole and a grate. There is a drainage swale coming down that had 2"-3" rock on it; it has all eroded away. The flow of the water coming out of the pipe went around the catch basin, not in it, causing erosion on the side of the road; we talked about taking the rock out of the area and putting in a drop inlet; we also talked about putting some larger riprap at the swale where it had eroded.

On Lot 9, the lower slopes adjacent to the backyard are covered with woodchips and seem to be maintained. Directly above that there is a bench and above the bench a vertical slope that is sloughed and eroded; it will be a challenge getting access. There are areas that need to be stabilized along with the whole plateau, which is not as stable as the Commission would like, on Lot 11. Mr. Duffy said we have a grading plan, but not what we talked about on site. Jeff Walsh discussed maintenance of the vegetation around the stormwater basins and specifically said the basin closest to Central Street needs to have the interior of slopes and the fill slopes mowed on both sides. Due to the trees that are becoming established in this area, this will be important to restore the grass cover and have it acceptable at a later date when he plans to turn it over to the town.

Mr. Tetreault asked if they could incorporate the additional items and revisions and get it back to Commission to confirm that the projected series of actions does meet the Commission's desired goals, rather than waiting until the next meeting. Mr. Duffy would like to see the work done so the grass will grow before the summer. Mr. Walsh would be amenable with giving Mr. Ansari

May 15, 2017 Conservation Meeting Minutes

Certificates of Occupancy for Lots 5 or 6 contingent upon completion of the items discussed in the May 15, 2017 Thompson-Liston letter, and at the meeting, including the mowing of basins. We have made it very clear what needs to be done; one of the more important things to do first is the earthwork around the foundations of Lots 5 and 6. It was made clear that even before Building Permits are issued, that Mr. Ansari will not get a Certificate of Occupancy until the Commission is satisfied with these issues. Mr. Tetreault reviewed his notes for clarification as follows: #1 the objection was that Thompson-Liston did not specifically say loam and seed and apply erosion control mat for permanent stabilization on the slopes. Additional loam and hydroseed on the slope around station 1500 on the downhill side of Lot 6 is needed; #2 foundations; any disturbed areas not receiving permanent stabilization within 2 weeks shall get temporary stabilization such as woodchips; #3 apply loam and seed to slope on the downhill side of the septic system that serves Lot 7; permanently stabilize; #4 was not specially calling out that the swale above it should have riprap applied (larger than what was applied); #5 the Commission was not talking about stabilization of the plateau; #6 no specific change.

On Lots 9 and 11, the Commission is not telling him that riprap is absolutely what he has to do, but there is a slope that is 1:1 or steeper, and seeding and mulching are not a proper erosion control measure for that type of slope. There has to be an engineered solution based on the conditions that exist. Mr. Duffy would like to see a “catchall”, that wherever there are erosion problems on the site Mr. Ansari needs to take care of them; it will take maintenance, and it is the responsibility of the applicant to meet the standards. Chip Burkhardt made a motion that prior to receiving a revised memo from James Tetreault of Thompson & Liston, we approve Mr. Ansari to start work on Lots 5 & 6; Mark Coakley seconded; all voted in favor; motion approved.

Vouchers were approved.

Correspondence and emails were reviewed.

Chip Burkhardt made a motion to approve the Meeting Minutes dated April 24, 2017; Mark Coakley seconded; all voted in favor; motion approved. Dan Duffy made a motion to approve the May 13, 2017 Site Visit Meeting Minutes; Mark Coakley seconded; all voted in favor; motion approved.

June 19th was confirmed as the next meeting date.

Chip Burkhardt made a motion to adjourn; Rebecca Longvall seconded; all voted in favor; motion approved. The meeting was adjourned by unanimous vote at 9:36 p.m.