



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

SEPTEMBER 15, 2014

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

Members Absent: None

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

Jimmy Ricciardi – 183 Main Street Informal Discussion – Mr. Ricciardi explained that he purchased the property, renovated and subdivided the land. He would like to put in a driveway entrance, remove the barn and in its place put a building/garage. He wants to make sure it is feasible before proceeding. He presented a sketch which showed wetland flags on one side. Jeff Walsh thought there were BVWs and would like to see that area flagged and, if it is in a resource area, a Notice of Intent would need to be filed. There was discussion of filing for a limited project which allows up to 5,000 square feet of disturbance, but an alternative analysis will need to be done, and there are burdens the applicant would have to overcome. Mr. Walsh also explained the different types of filings. It was suggested he talk to his engineer and ask him what filing would be required. Mark Coakley said an ANRAD could be filed. This would identify the resource area and lines. The Commission would only be looking at the resource area and could issue an Order of Conditions. His wetland scientist may have the information needed to file an ANRAD. Mr. Ricciardi felt this may be the way to go.

Robert Fuller (Enforcement Order) DEP File #115-350 – Mr. Fuller said he removed some porcelain bath tiles that were in the fill. Joe McGrath said the main concern is the erosion controls and dumping. Mr. Fuller showed where the hay bales were. Mr. McGrath did not see any erosion measures when he visited the site. It was determined that they are there, but overgrown, flat and therefore useless. He was told it is a condition in his Order that the erosion measures are maintained. Mr. Fuller agreed to replace them. Only then can the Enforcement Order can be lifted. Chip Burkhardt made a motion that contingent upon replacement and inspection of the erosion control measures on the property, the Enforcement Order can be lifted; Joe McGrath seconded the motion; all voted in favor; motion approved. Jeff Walsh said when the filling is complete, the slope needs to be stabilized. With regard to Mr. Fuller requesting an extension to his Order, according to the Permit Extension Act, it is valid until 2017.

Compass Pointe Status Report & Road Update – Jeff Walsh recused himself from the matter. Mr. Venincasa was not present tonight. He sent an email to the board stating that “The bonding company needs a letter from you just stating which of the two bonds you would like to have increased. Melanie has the emails with the bond information and what they need. The other open issue is the extension of the roadway as soon as we can get started on the houses we will be able to get started on the roadway. I think that once we get this letter from the board we will have the

bond in days". After a review of the bonds, Joe McGrath made a motion to send a letter to the bond company to increase Bond Number 1039632 to \$147,770 total; Chip Burkhardt second the motion; all voted in favor; motion approved. It was discussed what would be released when the new bond is received. Lot 38 Building Permit has not been signed by the Commission. Nothing will be released until Mr. Venincasa is in good standing with the Commission and there is clarification from the Town Administrator. Mr. Venincasa needs to attend the next meeting.

David & Lauri Esposito (2 Compass Circle) were present. They thought Mr. Venincasa's email reference to the road was for the extension of the roadway and not the current road. Ms. Esposito said the Planning Board is meeting on October 6th. She was told that is a different jurisdiction. Mark Coakley said Mr. Venincasa is not in good standing with the Commission and he needs to be present at the next meeting to discuss the punch list he was asked for, along with the road, bond issue and the matrix regarding lot stabilization. Ms. Esposito asked about the road stabilization. Chip Burkhardt explained that became jurisdictional to the Commission because erosion from the upland was going into the wetlands. To mitigate the problem, Mr. Venincasa installed a temporary structure to capture the sediment, and it is no longer getting into the wetlands. Ms. Esposito asked about the ESC bylaw if the bond was called. She was told the ESC bylaw requires that the area would be seeded and stabilized, but if they wanted a lawn, they would have to bring in their own topsoil. She was also told the bond was increased because there is less topsoil now than what was there originally.

Nick Alexiades (4 Compass Circle) had a design flow issue and the amount of square footage needed per bedroom. He was referred to the Board of Health.

COMMISSION BUSINESS

Vouchers were approved.

Mark Coakley made a motion to approve the Meeting Minutes dated August 18, 2014 with changes noted; Joe McGrath seconded the motion; all voted in favor; motion approved.

October 20th was confirmed as the next meeting date.

DPW Building – Mark Coakley received an email from the Town Administrator about a proposed location (Elmwood Place) for the new Highway Building. It was found to have a Conservation easement on it, but the current members were unaware of it. After researching the Conservation card files, two DEP files numbers were found relating to Digital Equipment Corp. (DEP 115-24 and DEP 115-29). These numbers will be forwarded to the Town Administrator who can then ask Town Counsel for assistance in researching.

Tri-Town Project Wrack Meadow Woods Update – Joe McGrath gave a brief update to say the lots have been researched and the total loss of tax revenue for the town would be \$62/year. Most of the parcels do not generate income.

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