



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

APRIL 3, 2017

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

Members Absent: Jeffrey Walsh, Joe McGrath

Others Present: See Attached Sign-In Sheet

Recorder: Melanie Rich

PUBLIC HEARING – BOYLSTON CP, LLC (Cheryl's Way-Lots 10C-Map 7-Parcel 54; 11C-Map 7-Parcel 53; 12C-Map 7-Parcel 52; 13C-Map 7-Parcel 51; 13D-Map 7-Parcel 51; 14C-Map 7-Parcel 50; 15C-Map 7-Parcel 50; 16C-Map 7-Parcel 49; and 16D-Map 7-Parcel 48 – Notice of Intent Applications to construct duplexes and associated site work.

John Grenier provided an overall plan showing the site and all the duplexes. At the request of the Commission, he revised the plan to pull back 25' off the wetland boundary and modified one of the lot lines. There is a 2:1 slope they are temporarily stabilizing with woodchips; it will be loamed, seeded and will have jute netting once it is completed. On the corner lot, they pulled back 25' off the wetland and shifted the units to keep 25' undisturbed. In the back area they will plant white pines in the buffer zone. The units will be serviced by a few common septic systems outside the buffer zone. They are existing ANR lots; work is within the buffer zone on existing lots that are part of the subdivision; stormwater control is part of the subdivision drainage. Mr. Haynes agreed to include monuments as a condition. Mark Coakley asked if they had an Earth Removal Permit for the cuts and fills balance. Mr. Grenier said they are trying to generate fill to balance the cuts. Mr. Haynes does not sell and has not sold gravel from the site. He exchanges material from his other sites. Mr. Coakley told him the town bylaw says that anything that moves offsite requires an Earth Removal Permit; Mr. Haynes will check with Nina Gardner (Earth Removal) in the morning. He did replace some fill with clay and mixed it with loam, which is a better hold for lawns.

Dwight Jones asked about the effect on Spruce Pond. Mr. Grenier said they are not near the pond. Mr. Grenier will provide revised plans; in the interim, Dan Duffy marked up and signed the plan submitted tonight showing the location and placement of the 20 monument markers and the 17 white pines (6'-8' high) that will be planted. Elaine Jones asked about the increase in houses and what affect it would have on the stormwater basins. Mr. Duffy said the stormwater basins are designed for the roadway and infrastructure, not individual house lots. It should not have any impact on the stormwater basins.

The NOI submitted listed that they were exempt from stormwater management because it is not a subdivision. Mr. Grenier said they are individual lots. Mr. Coakley said you are not allowed to segregate individual lots from a whole project to bypass stormwater management. Mr. Grenier said it is for lots within the subdivision. Mr. Coakley said it is the square footage impervious now vs. what they submitted for the original lot difference. Mr. Grenier said one doesn't have

anything to do with the other. Mr. Coakley said it does; the subdivision permits allowed for 1,500 square feet of impervious surface for each building, where these duplexes appeared to be larger along with a second driveway for each lot. It is not clear to him if it is a de minimis change in terms of the impervious for the original subdivision permits. It appears to be more square footage but he could not tell by what was presented if it is an impact or not. If Mr. Haynes is looking to do a revision on the subdivision, we can approve it if it is a de minimis change. The original calculations were done for single-family homes according to the Definitive Subdivision Plan that was recorded, and said it is an amendment to the subdivision plan. Mr. Coakley would agree to a special condition that Graves Engineering reviews the calculations before issuing an Order of Conditions. He vehemently disagreed that it is exempt the way it was submitted in the NOI. Mr. Duffy agreed that the way it was checked was not correct. Mr. Grenier said they checked it off that way because there is the subdivision and now they are developing different lots.

Mark Coakley made a motion to close the Public Hearing; Rebecca Longvall seconded; all voted in favor; motion approved. Mark Coakley made a motion to issue a standard Order of Conditions adding Special Conditions #34-boundary markers be placed per the drawing dated 4/3/17 on the listed lot numbers–individual lots plans are to be revised and recorded; #35-the town’s engineering representative shall review the stormwater calculations and the proponent will comply with the requirement that there will be no additional stormwater entered into the system than approved in the Definitive Subdivision; and #36-that 6’-8’ tall white pines will be located on Lots 13C and 13D per the 4/3/17 plan. Chip Burkhardt seconded; all voted in favor; motion approved.

PUBLIC MEETING – BOYLSTON CP, LLC (Lot 17B Compass Circle) – Request for Determination of Applicability for the installation of drainage piping within the infiltration basin connecting the basin forebay with the main basin area and construction of a driveway to service a single-family lot.

Mr. Haynes said the three pipes went in yesterday; the guardrail will be installed Thursday. Graves Engineering review letter dated March 6, 2017 has no objection to a 4’ fence, but recommended that the basin and forebay be fully enclosed with a fence. Elaine Jones said gravel is washing into the basin. She was told that it would be fixed before a Certificate of Compliance would be issued; they are in the construction process. Having no other issues, Mark Coakley made a motion to close the Public Meeting; Rebecca Longvall seconded; all voted in favor; motion approved. Mark Coakley made a motion to issue a Negative Determination by Reason #3 adding that construction of forebay and basin are surrounded by a 4’ high black vinyl chain link fence, and drainage structures to be constructed per Determination of Applicability Plan for Lot 17B Compass Circle dated February 17, 2017; Chip Burkhardt seconded; all voted in favor; motion approved.

Mr. Haynes thanked the board for holding a Special Meeting.

Mark Coakley made a motion to adjourn; Chip Burkhardt seconded; all voted in favor; motion approved. The meeting was adjourned by unanimous vote at 8:15 p.m.