



Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

Conservation Commission Meeting Minutes

Monday, June 4, 2018

At 7:03 pm, Mr. Hadley made a motion to open the meeting. Mr. Chase seconded. All in favor.

Continued Public Hearing, Paul Bowler, Salem Community Corporation, Notice of Intent, 65 Briarwood Circle (Briarwood Retirement Community), DEP File #327-0275:

(Ms. Eaton read the public hearing notice aloud). (Robert Weidknecht represented). Mr. Weidknecht discussed the history of this continued public hearing. Since they last met with Concomm on April 2, 2018, he mentioned that the applicant received feedback from Planning Board, VHB, and the Fire Dept. in the meantime. He described that the Community Center and the Birches are existing buildings (reiterated from the last meeting), and they are proposing that there will be an expansion on the Birches Building, and sixteen more residential units are proposed to be built also. (He showed the board the proposed additions and future proposed work on the site plan; he also described how the orientation of the wetlands will be changing). Mr. Weidknecht said that the Fire Chief opined that, regarding present access for the Fire Dept., there was a dead end driveway and it was a long way for trucks to back up, so he wanted a turnaround made. Mr. Weidknecht said that it will be 35-feet from the closest wetland, and was graded, so it goes back and toward the catch basin, to the stormwater system, and then ties into the Worcester drainage system.

Regarding parking spaces, Mr. Weidknecht said that the Fire Dept. chief said there should be a fire lane rather than some parking spaces in one area, so those spaces were removed and "Fire Lane" written on them, and there needed to be more parking because of those removed spaces (he showed the board where that would be). They also needed to modify the stormwater system because of this (he pointed out where that happened). He said that there were minor comments from VHB, but those from the Fire Chief were most important (mainly the turnaround in the buffer zone). That affected the stormwater calculations, and there are revised plans and revised stormwater calculations along with a comment letter, and Mr. Weidknecht asserted that there was nothing in there that affected anything from a wetlands protection standpoint. He said that they provided VHB information about the specific water treatment system, which he asserted that they had been using all along. He and Mr. Chase discussed questions that VHB had about the system and Mr. Weidknecht replied that he has not heard back from them yet regarding the responses to comments that he sent them. He did assert that this type of treatment has been approved, and that there was more than enough stormwater treatment as this system had accommodated far more in the past.

In response to a question from Ms. Eaton, Mr. Weidknecht replied that the opening of the turnaround is where the dog park is located, and commented that they have to cut back trees to accommodate the grading; he also replied that, regarding grade, it is currently going uphill, they anticipate blasting for the building and stormwater chambers (he mentioned that VHB had questions about this also), and believe there is rock there. Mr. Chase commented that there is all ledge there, and asserted that asphalt will catch water, which will go down gradient, and it will be outside of West Boylston's system. Mr. Hadley asked if that water treatment applies also for the future building? Mr. Weidknecht responded that they over-mitigated for future building of the 16-unit addition, and they even added a generator pad (David Femia, Chair of ZBA, commented to him that this is good for the Fire Dept.)

With no further comments or questions, Mr. Hadley made a motion to close the public hearing. Mr. Eaton seconded. All in favor. Next, Mr. Hadley made a motion to grant the Order of Conditions, according to plans by

Cutler Associates, dated 5/30/18. Ms. Eaton seconded. All in favor. (Mr. Weidknecht will email the list of plans included to Ms. Goldstein).

Request for Partial Certificate of Compliance, Afra Terrace, 2 Jasmine Drive, Unit 1, DEP File #327-0221:

With no questions or comments about the request, Mr. Hadley made a motion to approve the partial release of 2 Jasmine Drive, Unit 1. Ms. Eaton seconded. All in favor. (Mr. Femia of the ZBA had a short discussion with the Concomm members regarding the fact that there was not a complete Certificate of Compliance for this DEP File Number, only for File #327-0182 for Afra Terrace; the board will at a future meeting take care of issuing the complete Certificate of Compliance for the project for that DEP number.

Treasurer's Report and/or financial approvals:

Mr. Chase saw the monthly statement, dated 4/30/18, prior to this evening's meeting. Mr. Hadley answered a question by Mr. Femia regarding funding for Ms. Goldstein, and Mr. Hadley reported that funding will be issued July 1, as was voted upon at the May Town Meeting.

Miscellaneous Mail and/or Paperwork:

Mr. Chase looked through mail not previously seen and reviewed some of it with the board members.


Next scheduled meeting:

The next scheduled meeting is – **MONDAY, JULY 9, 2018**

Approval of Minutes from prior meeting-MAY 7, 2018:

After review of the draft minutes by the board prior to the meeting, Ms. Eaton made a motion to accept the minutes as submitted. Mr. Hadley seconded. All in favor

With no further questions or comments, Ms. Eaton made a motion to adjourn the meeting at 7:30 p.m. Mr. Hadley seconded. All in favor.

Submitted by: 
R/m Chase

Date accepted: 7/9/18