



Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

Conservation Commission Meeting Minutes

Date / Time / Location of Meeting	Monday, 8/2/2021/6:00p.m./ <u>MEETING TOOK PLACE AT WEST BOYLSTON SENIOR CENTER, 120 PRESCOTT ST., WEST BOYLSTON, MA; FACE COVERINGS WERE REQUIRED AND SOCIAL DISTANCING TOOK PLACE.</u>
--	---

Members Present	William Chase (Chair), David Mercurio (Vice-Chair), Emily Eaton, Carl Haarmann and Clerk Toby Goldstein.
Members NOT Present	
Invited Guests	N/A

Welcome – Call to Order

Time: 6:00 p.m.

Approval of Previous Minutes

7/12/2021

Motion Originator Ms. Eaton (approved with correction)

Motion Seconded Mr. Haarmann

Treasurer – Financial Report

Mr. Chase reviewed the report prior to the meeting.

Motion to Accept N/A

Seconded N/A

At 6:00 pm, Ms. Eaton made a motion to open the meeting. Mr. Mercurio seconded the motion. All in favor.

Public Hearing, Thomas Sivert, 18 Blue Ridge Road, Request for Determination of Applicability:

(Gerald Cestaro represented) Mr. Cestaro explained that he worked with the site engineer who submitted the filing. He showed the board plans of the existing and proposed conditions. He replied to Mr. Chase that the footprint will be enlarged from what it currently is, and that the addition will be the enlargement of the footprint (he showed on the plans the existing conditions and the proposed addition). Mr. Mercurio asked how much the work will encroach upon the 100-foot buffer? Mr. Cestaro responded that he just received the plan

today and asserted that it did not show the wetlands (Mr. Chase pointed out where the 100-foot zone is. Mr. Cestaro responded to Ms. Eaton that the existing house is in the 100-foot buffer zone and pointed out where the addition will be. He pointed out where the existing deck is. Mr. Chase commented that he thought the addition will be within the deck; Mr. Cestaro said that it will not be. Mr. Cestaro commented that the house is 30 to 40 years old. Mr. Mercurio opined that he had no problem with the proposed work, explaining to Mr. Chase that the grade is mostly leveled off and pointing out the drop off. With no further comments by the board, Mr. Mercurio made a motion to approve the proposal and issue a negative determination, referencing the site map dated 3/5/2021. Mr. Haarmann seconded. All in favor. (Mr. Chase explained to Ms. Eaton the erosion controls that will be required and where they will go.) Mr. Cestaro instructed Ms. Goldstein to send the original completed Determination directly to him and gave her his address. He replied to Mr. Chase that they had not submitted the proposal to the Building Inspector yet.

Other Business:

O Bowen Street: Mr. Chase read aloud the continued public hearing notice for O Bowen Street and informed those present that the public hearing will be further continued, as a previously-mentioned peer review with an engineering firm had not been set up yet.

Assignment of Date for Site Walk for Bethlehem Bible Church: Mr. Chase read aloud the continued public hearing notice; Mr. Mercurio recused himself as he had done at the previous meeting and he left the room. Mr. Chase discussed with the board and residents present that he was not sure if they should do the site walk that was discussed at the previous meeting now or not, as the Board of Health had refused the applicant's plan because he needs to redesign the septic system. Mr. Chase explained that, not knowing where it will go or the elevations at which it will be located, he thought they should wait until the proposal gets past the Board of Health before doing the site walk. He explained that the present septic cannot be paved over so they will need a new septic system, which will be expensive (he replied to Ms. Eaton that there is not public sewer located there). Resident Emily Donovan, 26 Lancaster Meadows, noted that this was brought up at the Planning Board meeting in June, 2021. Mr. Chase opined that, if the applicant wants the parking lot and the Concomm has to inspect it, then they will want everything in order, so this matter may be before the board sooner than it should be. Ms. Donovan opined that, if they do a walk-through now, it might give them some guidance, and claimed that the applicant now wants to build up to the 75-foot mark from the wetlands. Mr. Chase replied that he had no problem going down there. In response to a question from Ronda Farraj, 21 Lancaster Meadows, Mr. Chase replied that he did not know of the applicant having a contractor yet, and he noted that the Town works with Scott Goddard quite a bit and his (Mr. Chase's) relationship with Mr. Goddard is only what he submits to the board. Mr. Chase opined that they will have to redesign it. Ms. Eaton commented that she would rather wait until knowing where the new septic will be. Cameron White, 26 Lancaster Meadows, asked if the Concomm could review it? Mr. Chase replied that he would like the board to review it and know what will be done and get the approval from the other boards. Mr. White asked if the septic will be separate from the parking lot? Ms. Eaton replied that it depended where they put it. Mr. Chase continued that it will need drains, and if it's greater than 4 feet into the ground, where will they be? They need the topography, explaining where it will be, what the elevations will be, and approval by the other boards. Ms. Donovan claimed that the Building Department looked for Concomm's guidance, but Mr. Chase responded that there are too many loose ends and in order to be fair to everyone they need more information. Ms. Donovan asked if it would rein in the applicant, for example if planning for 400 people attending the church they would not fit there? Mr. Chase replied that there could be amortization tanks but they are expensive, and gave the example of Walmart having those before sewer was installed. He added that this changes height so it changes reveal on the back side. Ms. Donovan asked if they will have the site walk by September 13? Mr. Chase replied that they may have other answers by then and he would rather keep moving in the process rather than have the applicant have to refile. Ms. Farraj then asked what protection the stream will have during construction? Mr. Chase replied that there will be erosion controls, such as wattles, haybales and silt fence, which are basics unless DEP requires something else. Ms. Farraj asserted that the blueprint states that the applicant wants to cover up grates, but that she thought that DPW needed them. Mr. Chase responded that the applicant needs a maintenance plan, which would be approved by DEP, and may need approval by other government entities, but

reiterated that the board did not have enough information to make a decision. Ms. Donovan asserted that there is a flood zone in the back. Mr. Chase responded that each year regulations are getting more stringent, and asserted that he told the applicant years ago about changing elevations and that he said to do it now because every few years it is stricter. With no further comments by the residents or the board, Ms. Eaton made a motion to continue the public hearing to September 13. Mr. Haarmann seconded. All in favor.

Minutes of July 12, 2021 Meeting:

After review of the draft minutes by the board (Ms. Eaton made one correction), Ms. Eaton made a motion to approve the minutes with a change. Mr. Haarmann seconded. All in favor.

Treasurer's/Financial Report:

Mr. Chase reviewed the most recent report prior to the meeting and this was not discussed this evening.

NEXT SCHEDULED MEETING – SEPTEMBER 13, 2021, AT THE WEST BOYLSTON SENIOR CENTER.

With no further questions or comments, Mr. Mercurio made a motion to adjourn the meeting at 6:25 p.m. Ms. Eaton seconded. All in favor.

Submitted by: _____

Reviewed by: _____

Date submitted: _____

