



## Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

# Conservation Commission Meeting Minutes

Date / Time / Location of Meeting
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Monday, 2/15/2022 6:00p.m./ MEETINGS NOW TAKING PLACE AGAIN AT WEST BOYLSTON TOWN HALL, LAND USE MEETING ROOM

Members Present
Members NOT Present
Invited Guests

William Chase (Chair), David Mercurio (Vice-Chair), Colin Cahill and Carl Haarmann.

Emily Eaton, Jeffrey Perkins (Associate Member) and Clerk Toby Goldstein

N/A

### Welcome – Call to Order

Time: 6:00 p.m.

### Approval of Previous Minutes

Postponed due to Clerk's absence

Motion Originator N/A

Motion Seconded N/A

### Treasurer – Financial Report

Mr. Chase reviewed the report prior to the meeting.

Motion to Accept N/A

Seconded N/A

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

### Discussion of Revised Plans by Joseph Evangelista for Shrine Ave.:

The board reviewed the above plans, brought to the meeting by Mr. Chase. Mr. Chase explained that Mr. Evangelista is planning to build two four-family condo units at the top (he pointed out where on the plans), and said that their concern was the bottom eighty feet, and addressing water from there and having it go into the wetland. He had suggested a three percent grade, the owner should just use grass which should clean everything up, and showed where the rest of it is contained and believed that the structures shown were already approved. He also explained that aesthetics are to be addressed at the bottom, as the neighbors were concerned about the

appearance. Mr. Chase commented that he did not see the aesthetics addressed on the aforementioned plans but that the grass seemed to work alright. He explained that this is preliminary and once Mr. Evangelista puts in the grass they will have a regular meeting on it. He wanted the input of the board and public this evening. Lynn Harding-McGrail responded, stating that they actually live there and commented that the plans do not look anything like where they live (her husband, Rick McGrail, added that the dimensions look different). Mr. Chase responded that these are just preliminary plans and that they need to address the water from the bottom eighty feet of the driveway so it doesn't run into Shrine Ave. Mr. Chase had suggested the three percent grade with some lawn so that the water will be brought down into the pool. William Pease asserted that Mr. Evangelista had said that he would clean the water but never did. Mr. Chase responded that his understanding was that the Town was supposed to clean that up and that they need to address whose responsibility it is to clean it. Mr. Pease asserted that there are salamanders and other live creatures in there so he opined that it will be hard to clean it up, and claimed that the water was seven feet from his foundation yesterday and that the water eroded the land around the condo (Mr. Chase noted that Mr. Evangelista is not the owner of that property). In response to Mr. Chase, Mr. Pease replied that there is a condo association and that they hire someone to do the grounds but that he takes care of his own side. He commented that a retaining wall was supposed to be built but never was. Mr. Chase offered to look up the original permit to see if there was a maintenance plan. Mr. Mercurio opined that, before the board goes any further, the engineer or Mr. Evangelista should be present before the board to answer questions. Mr. Chase explained that Mr. Evangelista just wanted the board to look over the plans and determine what they need to have addressed. Mr. Chase responded to Mr. Pease's question about frontage that the Concomm is only concerned with what happens to the water and the vernal pool and once Mr. Evangelista addresses that, those are the considerations of the board. Mr. Chase explained to Mr. Mercurio where the water goes to and noted that part of it goes into Gates Brook and part into Scarlett Brook. Mr. Pease suggested that they need to see if the retention ponds are still functioning. Mr. Chase agreed and said that they will have Mr. Evangelista address that, noting that there are not just issues with this lot but there are a lot of other things going on there. Mr. Chase and the residents were discussing ownership of the property and Mr. Chase responded that this was another thing that needed to be determined. Mr. Chase noted that he did not agree with the way the bottom of the driveway was done on the plan. Mr. Pease mentioned various traffic problems at Cavour Circle. Mr. Chase reiterated that he believed that the top of the hill was alright on the plans but the bottom 80 feet needs to be addressed, and he thought that Mr. Evangelista will attend the next couple of meetings so that the public can discuss their questions with him.

**Board Opinions Requested by ZBA for Continued Public Hearing Taking Place 2/17/22 for West Boylston Municipal Lighting Plant for 29 Prospect Street and Public Hearing Taking Place 2/17/22 for WB General 1 LLC, 45 & 49 Central Street:**

Mr. Chase explained to the board that it was requested that the board vote on opinions regarding the abovementioned public hearings that were going to take place with the ZBA. Jonathan Fitch was present for the West Boylston Municipal Lighting Plant and went over the plans and proposal for their work, including parking and traffic and stormwater management. He noted that they anticipate a 26% reduction in impervious area. He discussed when they plan to put out bids and start work. The board members discussed this and agreed that this would be an improvement to the current conditions at that property.

Regarding the Special Permit petition for 45 and 49 Central Street, Mr. Chase explained that there are two commercial buildings on two separate properties, each with a garage, and the owner wants to create two residential buildings; he thought that the solution would be to tear down a garage in order to have two separate lots; he noted that the Building Inspector had thought that they should do this. David Femia (ZBA member, who was present this evening) explained, even though there are no wetlands on the properties (Mr. Mercurio noted this), that the ZBA is required to ask Planning Board, Board of Health and the Concomm if they have any opinions regarding the proposed work, and that is why they are discussing this today. The board members agreed that they did not have jurisdiction on this matter and that they had no problem with the project being approved.

**OTHER BUSINESS:**

**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 – MONDAY, MARCH 7, 2022, AT WEST BOYLSTON TOWN HALL.**

With no further questions or comments, Mr. Haarmann made a motion to adjourn the meeting at 6:20 p.m. Mr. Mercurio seconded. All in favor.

**Submitted by:** \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_

**Date submitted:** \_\_\_\_\_