



## Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

# Conservation Commission Meeting Minutes

### Date / Time / Location of Meeting

Monday, 5/8/2023 6:00p.m./ MEETINGS TAKING PLACE AT WEST BOYLSTON TOWN HALL, LAND USE MEETING ROOM (THIS EVENING IN SELECTBOARD MEETING ROOM, #210)

### Members Present

William Chase (Chair), Colin Cahill, Emily Eaton, Carl Haarmann, Jeffrey Perkins (Associate Member) and Clerk Toby Goldstein.

### Members NOT Present

David Mercurio (Vice-Chair)

### Invited Guests

N/A

### Welcome – Call to Order

Time: 6:04 p.m.

### Approval of Previous Minutes

Minutes of 3/6/23 Meeting

Motion Originator Emily Eaton

Motion Seconded Carl Haarmann

### Treasurer – Financial Report

Mr. Chase reviewed the report prior to the meeting; he briefly discussed with board this evening.

Motion to Accept N/A

Seconded N/A

At 6:04 pm, Ms. Eaton made a motion to open the meeting. Mr. Chase seconded. All in favor.

### Public Hearing, West Boylston Municipal Light Plant, Request for Determination of Applicability, 225 Shrewsbury Street:

(Jonathan Fitch represented). (Mr. Haarmann read aloud the public hearing notice). Mr. Fitch introduced himself and explained that the proposed work was a BESS (Battery Energy Storage System) project at 225 Shrewsbury Street, on the property adjacent to an existing solar field and flywheel energy storage system. He described the project, which will have the batteries, ancillary equipment and transformer, which will sit on concrete pads. The pads will measure about 1,200 feet of impervious space. He explained that the site was used

as a D G site since 2,010, augmented with the flywheel system, and this will be a progression. Mr. Fitch noted that there will be no on-site parking per se, no parking lots or lighting and little traffic except for maintenance and operations periodically. He asserted that it will be an unoccupied site as it is now, so it will essentially look like what it looks like now. He also noted that there will be very little noise, only from the fans and equipment as there is now. He said that he did not see any other issues.

Mr. Chase verified that DCR determined the project to be exempt and added that he was familiar with the site. In response to a question from Ms. Eaton, Mr. Fitch explained the location of this work, which will be adjacent to where the flywheels jut out, and they will square it off with the BESS so that the fence line will be square instead of jagged. In response to a question from Mr. Perkins, Mr. Fitch replied that the area will be fenced and monitored; he explained that there will be security and fire alarms. He explained that it is difficult to utilize cameras there and that they have alarms for the solar panels and flywheels already. They will have a fire-suppression system inside with the battery. He noted that the battery area will not have room inside for humans, and described that the battery will be inside a Conex structure with equipment inside and a door so that it can be worked upon from the outside; they will be working with the Fire Department to regulate the fire-suppression system. In response to Mr. Chase, Mr. Fitch replied that the battery, which will be a lithium-ion battery, will have a 10-to-15-year life. He said that they are going to try to run it 50 to 60 times per year, and the peak hours will be 4 to 5 times per month; one day becomes the monthly peak. He asserted that the Town will be billed less for its utility, and this will be reflected in the rates. Mr. Chase asked if the Light Dept. will have a regular maintenance program? Mr. Fitch replied that they will ask the manufacturer to give them a replacement plan. Mr. Chase instructed Mr. Fitch to send a maintenance plan to the Commission which will be part of the permit package, but they will issue a Negative Determination at this time. In response to Mr. Perkins, Mr. Fitch replied that it can be done from an individual home anytime, and would cost only 5 to 10 dollars per month if the resident allows them to discharge the battery from his/her home. He added that some customers have already done this. In response to Mr. Haarmann, Mr. Fitch replied that the flywheel size is 6 feet x 6 feet, it weighs approximately 10,000 pounds, and rotates at 6,000 to 9,000 rpms, and he said that they charge daily from 10 am to 2 pm and discharge from 4 pm to 8 pm. He mentioned that the system has saved the Town money over the years, and it is one way that they can reduce the Town's power load on a predictable day.

With no further questions or comments, Ms. Eaton made a motion to accept the project as presented and to issue a Negative Determination. Mr. Perkins seconded. All in favor.

**Public Hearing, New England Power Company, Request for Determination of Applicability, 53 Temple Street:**

(Olivia Shaw represented). (Mr. Haarmann read aloud the public hearing notice). Ms. Shaw explained that the applicant is seeking a Determination of Applicability for replacement of a small section of underground conduit that needs to be installed outside of the Wachusett substation at 53 Temple Street. She noted that most of the work will be within the fenced portion of the substation so it is under the utility maintenance exemption, but 314 feet will be in the buffer zone and outside of the fence line. She added that there are already similar impacts, as there are already disturbances such as mowing there but that it will not be in the existing roadway. She described the work, stating that the trenches will be 12" or 24" x 3' deep, and described the procedure to be used and described the erosion controls to be used. She noted that they will monitor the work area to be sure that it re-vegetates. Mr. Chase verified that there will be no construction of towers involved, just installation of conduit to run fiberoptic cable underground.

With no further questions or comments, Ms. Eaton made a motion to accept the project as presented and to issue a Negative Determination. Mr. Cahill seconded. All in favor.

**Public Hearing, James Pedone, on Behalf of the Town of West Boylston, Notice of Intent, Mixter Field, 120 Prescott Street:**

(David Warner, Tim Power and James Pedone represented). (Mr. Haarmann read aloud the public hearing notice). Mr. Warner began by turning over the green certified mail cards from abutters to Ms. Goldstein, and announcing the DEP File Number that was issued for the filing. He then gave an introduction of the project scope

as it pertains to the buffer zone. He explained that there is a major drainage problem at Mixer Field (he pointed out the area on a map), indicated the delineation of the wetlands, the Senior Center and its parking, and the existing infield of the ballfield, noting that the outfield has a major drainage problem. He explained that a good playable surface for the ballfield is a priority and that the orientation of the field was important for safety (he showed the proposed orientation of the field). Mr. Warner noted that they will be raising the grade to be sure the field sheds water properly. He added that a stonewall exists and they will be adding fill against it for a retaining system. He showed where the fill will go and how the drainage will take place. There will also be drainage pipes and he indicated where these will be. He also added that they will be ensuring accessibility to the infield area, per ADA requirements, and will have a paved sidewalk.

Mr. Power then described the drainage (showing the field on the map). He showed how there will be a split of the stormwater on the field. He noted that the fill used will be well-draining soil material. He showed those present the drains and how they will work and he asserted that there will be a lot of surface area for the water to go. Mr. Power discussed the soil; testing by the survey company showed it to be C-type soil and with a more conservative infiltration rate as well, the subgrade of this system can hold a 100-year storm on its own. On top will be an overflow drain, around the perimeter, 4" (he pointed out where it would be), with stones on both sides at the discharge point. He described the surface drainage. He added that some areas around the edges will continue to drain to Prescott Street, but there will be reduction of runoff and reduction of stress on the existing drainage pipe to Prescott Street.

In response to a question from Mr. Chase, Mr. Power replied that the water table is 30", which he described as shallow. Mr. Chase asked if the infield will be upgradient? Mr. Power replied that the infield will be upgradient, and it will go downgradient to the outfield. He explained where the water will be going. Mr. Chase asked how much water will be brought into the far end of the wetlands, as there are 3 houses with septic there? Mr. Power explained how this will be handled. Mr. Warner added that the parking lot has a closed drainage system. Mr. Chase then explained to Ms. Eaton how water is dealt with on the Senior Center parking lot.

Mr. Warner then responded to Mr. Chase that they will have freely-draining, granular fill, with maximum particle size of 3 inches. Mr. Warner described the infield materials to Mr. Haarmann, noting that it will have sandy content, will not get as dusty and will be easier to maintain regarding weeds. In response to a question from Mr. Chase regarding seeding, Mr. Warner explained that there were budget restraints to what they could do; originally it was budgeted so that spectator seating would be put in at a future date, and the impervious under the dugouts will be paved at some point. He noted that the seed will be irrigated. David Femia, ZBA member who was present in the audience, asked if this project will fall under the MS4 Stormwater Bylaw? Mr. Chase replied that he did not think there is enough footage and Mr. Power added that he thought that the project would have to connect to public drainage also. Mr. Pedone noted that lines will be moved that are within the field of play. Mr. Warner replied to Mr. Chase that a utility pole will be relocated, and they are using fill because of electric utilities underground. He added that there will be no sports lighting.

With no further questions or comments, Ms. Eaton made a motion to approve the proposed project as presented and issue an Order of Conditions. Mr. Haarmann seconded. All in favor.

#### **Other Business:**

**Update on 0 Bowen Street Dumping Complaint:** Mr. Chase informed all present that he turned over this complaint to the Building Inspector, as he is in charge of Code Enforcement and the Conservation Commission does not take care of those matters. Joseph Menendez of 61 Bowen Street told the board members that he noticed this evening, as well as before, that lawn clippings, grass, dirt, brush and Christmas trees were being dumped there. He asked if signs could be put there? Mr. Chase replied that he did not know yet. In response to a question from Mr. Menendez about the buildability of the lot, Mr. Chase replied that, as of now, as the lot does not have enough footage, it is his understanding that the lot is not buildable. He explained that it is still a legal issue and that there are three years to change an incorrect deed and ten years to bring a lawsuit.

**Minutes of March 6, 2023 Meeting:** After review of the draft minutes by the board members, Ms. Eaton made a motion to approve the minutes as written. Mr. Haarmann seconded. All in favor.

**Update on Prospect Street, Lots 14 and 15:** Mr. Chase informed the board members that the waste on the properties is being cleaned out.

**Treasurer/Financial Report:** Mr. Chase discussed this briefly with the board.

**Miscellaneous Mail and/or Paperwork Including Correspondence from DCR, DEP and MACC:** This was not discussed this evening.

**Next Scheduled Meeting: JUNE 5, 2023**

**Other:** Mr. Femia then asked Mr. Chase if there have been any updates regarding removal of the Quinapoxet Dam? Mr. Chase replied that he did not know of any; he explained that the Conservation Commission gave them whatever permitting that they needed from them and that the applicants have one more year to be able to do this out of three years that they are given to act upon the Order of Conditions; he told Mr. Femia that he would contact the person in charge to find out.

With no further discussion taking place, Ms. Eaton made a motion to adjourn the meeting at 6:38 p.m. Mr. Haarmann seconded. All in favor.

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

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

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

