



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, 8-6-2018/7:00 p.m./West Boylston Town Offices, Rm. 120/131

Members Present

William Chase (Chair), John Hadley (Vice-Chair), David Mercurio (Vice-Chair), Emily Eaton, Carl Haarmann (Associate Member), Katelyn Ivers (Associate Member-Arrived 7:05)) and Clerk Toby Goldstein.

Members NOT Present

Mark Meola

Invited Guests

N/A

Welcome – Call to Order

Time: 7:00 p.m. (Motion made by Mr. Mercurio, seconded by Mr. Hadley)

Approval of Previous Minutes

July 9, 2018 Meeting

Motion Originator Mr. Mercurio

Motion Seconded Mr. Hadley

Treasurer – Financial Report

Mr. Chase reviewed the latest financial report, dated 6/30/18, with the board.

Motion to Accept N/A

Seconded N/A

At 7:00 pm, Mr. Mercurio made a motion to open the meeting. Mr. Hadley seconded. All in favor.

7:00 Public Hearing, Nancy Osterberg, Request for Determination of Applicability, 475 Prospect Street:

(Paul Osterberg represented). (Mr. Hadley read aloud the public hearing notice). Mr. Osterberg showed to the board a photo of the property, with the proposed maintenance plan for it. He explained that the existing garage had fallen to disrepair, and they are looking to replace it with a new one. Mr. Mercurio asked where the wetland was located? Mr. Chase explained that the property is upgradient, and does touch the 200-foot

boundary, so he had Mr. Osterberg come before the Commission. Mr. Osterberg pointed out drainage from I-190, and noted that it is rather swampy (he had the stormwater report with him for the board to see).

With no further questions or comments, Mr. Hadley made a motion to close the public hearing. Ms. Eaton seconded. All in favor. Mr. Haarmann then made a motion to issue a Negative Determination to the applicant. Mr. Mercurio seconded. All in favor.

Other Business (the Commission could not proceed with the next public hearing until 7:15, therefore they began discussion of other matters on the agenda):

Minutes of July 9, 2018 Meeting:

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

Treasurer's Report and/or financial approvals:

Mr. Chase showed the board the latest report from the Accounting Office, dated 6/30/18.

Discussion of Final Certificate of Compliance, Century Drive Properties:

This discussion refers to email correspondence with the law office handling property owned by St. Pierre Associates and sold to the Girl Scouts on Century Drive; that property shares property with Mass Materials Research (MMR), and the parties needed to ascertain that the Order of Conditions for MMR is separate from the other property. Mr. Chase explained that he and Ms. Goldstein sent a letter to the paralegal handling this, explaining that the Certificate of Compliance was filed incorrectly at the Registry of Deeds, joining both properties together, and that they need to send this letter to the Registry of Deeds explaining this.

Discussion of Extension of Lily Ponds Negative Determination:

DCR had sent an email to the Commission explaining work that they intended to do regarding invasive species at Lily Ponds, and were seeking a three-year extension of their negative Determination of Applicability. Mr. Chase suggested that the board grant them the extension. With no comments or objections, Mr. Haarmann made a motion to extend the existing Determination for three years. Mr. Hadley seconded. All in favor. (In response to a question from Ms. Goldstein, Mr. Chase instructed her to send an email to DCR letting them know that the board took this vote, and there will be record of it in the Concomm minutes).

Update on Proposed Poison Ivy Management Plan:

(This was brought up at the previous Concomm meeting by Mr. Mercurio, and Ms. Ivers agreed to investigate this subject, including information about other towns' vegetation management plans). Ms. Ivers stated that she had sent the board information by email, but no one had received it, so she discussed her information this evening (she also emailed it to Ms. Goldstein, who received it during this evening's meeting and printed out copies for the board). She explained that it was difficult for most of the towns to obtain additional pesticide management plans, because they already had vegetation management plans. The Commission members discussed the possibility of "hooking" this on to another project? Ms. Ivers opined that if it is Town or Conservation land, it will be very hard to obtain an additional pesticide management plan. Mr. Chase suggested that there might be insurance issues. Ms. Ivers continued that, since 2013-2015, many towns created vegetation management plans in their Master Plans. Mr. Hadley commented that West Boylston is working on a Master Plan currently. In response to a question from Mr. Mercurio, Mr. Chase replied that the Lily Ponds are under the jurisdiction of DCR and DEP. Mr. Mercurio asked Mr. Chase if the Commission can incorporate the poison ivy management with that for Lily Ponds? Mr. Chase responded that someone in Barnstable is working with phosphate contamination, and suggested that maybe they can be linked together. Ms. Ivers then discussed her findings. Mr. Chase was going to speak to the Town Administrator about this after the meeting.

Update on Baldarelli, 301 Sterling Street:

Ms. Goldstein had received a voicemail from John Farnsworth about this, and informed Mr. Chase. She left a message for Mr. Farnsworth to call her or Mr. Chase, but they did not hear from him. Mr. Chase informed the board that Mr. Baldarelli received approval from DCR that he was waiting for, and said that he will talk to Mr. Farnsworth for more information.

Public Hearing, Stephanie Valk McGreevy, Request for Determination of Applicability, 166 Temple Street:

(It was now 7:15, the scheduled time for the public hearing). (Ms. Eaton read aloud the public hearing notice). Ms. Valk (soon to be McGreevy) was interested in purchasing the property, with the intentions of building a house, garage, and eventually installing a pool on the property, which is located next to a former landfill which was capped and now houses a solar panel system. Mr. Hadley mentioned that three more wells have to be installed there to test for methane; Mr. Chase added that they test for quite a few materials, such as heavy metals. Ms. Valk replied to Mr. Mercurio that the property is about two acres in size. Mr. Chase also responded to a question about the location of the wetlands; they are located across the street from the property that she wants to purchase, and noted that Ms. Valk was coming before the board for clarification and to do due diligence (he had spoken with her before, and saw the property). Ms. Valk thanked Mr. Chase for his assistance. In response to Mr. Hadley, Ms. Valk said that she had gone to the Building Department. In response to Mr. Mercurio, she replied that she would like to begin this fall, explaining a delay as the property owner owned two lots, one with a house, and wanted to sell the lot with the house, but subdivided the property for frontage so they could sell the lot to her, but the owner had a mortgage, owed money, and closing was therefore going to be late (8/27); Ms. Valk also told him that they have sewer there. The board discussed that storm drains were put in last year, and Ms. Valk explained that there is not sewer all the way down that area and they had to put in an easement. Ms. Valk noted that the property to the right is going to be sold, and they had to put the easement in the contract so that the buyer would be aware that the McGreevy's might go through their lawn; Mr. Chase commented that every 21 years an easement has to be re-drawn.

With no more questions or comments, Mr. Mercurio made a motion to close the public hearing. Mr. Hadley seconded. All in favor. Mr. Hadley then made a motion to issue a Negative Determination. Ms. Eaton seconded. All in favor.

Other Business Continued:**Discussion of Final Certificate of Compliance, Century Drive Properties:**

(Ms. Goldstein had thought that the board was contemplating issuing a Certificate of Compliance for the entire Century Drive project, and that this was mentioned at the last meeting). Mr. Chase explained that he sent a letter to the law office for the St. Pierre's, verifying that the Mass Materials Research Order of Conditions was separate from that for the property that was being sold to the Girl Scouts for their proposed construction, and this was all that was necessary right now.

Public Hearing, John E. Vangos, Request for Determination of Applicability, 412 Worcester Street:

Neither Mr. Vangos nor a representative appeared, therefore the public hearing could not take place. Mr. Chase said that he would go over to the property and see what is happening there regarding the required clean-up of the property, and why Mr. Vangos did not appear this evening.

Treasurer's Report and/or financial approvals:

Mr. Chase saw the monthly statement, dated 6/30/18, and discussed it with the board members.

Miscellaneous Mail and/or Paperwork:

Mr. Chase looked through mail not previously seen.

Next scheduled meeting:

The next scheduled meeting is – **MONDAY, SEPTEMBER 17, 2018 (due to Labor Day on 9/3 and religious holiday for Ms. Goldstein on 9/10).**

With no further questions or comments, Ms. Eaton made a motion to adjourn the meeting at 7:38 p.m. Mr. Hadley seconded. All in favor.

Submitted by: _____

Toby S. Goldstein

Reviewed by: _____

[Signature]

Date submitted: _____

9/17/18