



Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

Conservation Commission Meeting Minutes

:

Monday, 12/11/2023 6:00p.m./ MEETINGS TAKING PLACE AT WEST BOYLSTON TOWN HALL, LAND USE MEETING ROOM, #120

Members Present

William Chase (Chair), Carl Haarmann (Vice-Chair) and Emily Eaton

Members NOT Present

Colin Cahill, Jeffrey Perkins (Associate Member) and Clerk Toby Goldstein

Invited Guests

N/A

Welcome – Call to Order

Time: 6:01 p.m.

Approval of Previous Minutes

Minutes of 11/6/23 Meeting

Minutes of 11/1/23 Special Meeting

Motion Originator Emily Eaton (both sets of minutes)

Motion Seconded Carl Haarmann (both sets of minutes)

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 6:00 pm, Ms. Eaton made a motion to open the meeting. Mr. Haarmann seconded. All in favor. Mr. Chase called the meeting to order. (Note: Ms. Goldstein was not present at the meeting, but provided paperwork ahead of the meeting and is processing these minutes via use of West Boylston Public Access Television recording of the meeting):

Public Hearing, West Boylston Housing Authority, Request for Determination of Applicability, for roadway and parking lot resurfacing, as well as reconfiguring of handicap-accessible parking spaces and adjacent walkways at Orchard Knoll, 87 Maple Street, West Boylston, MA:

Ms. Eaton read aloud the public hearing notice. Olivia Caton of Graves Engineering was representing West Boylston Housing Authority this evening. Ms. Caton began her presentation. She explained that they were seeking a Negative Determination for this project. She described that Orchard Knoll is a West Boylston Housing Authority development, with 36 elderly units and a driveway leading to several parking areas. Referring to a map, she explained that a portion of the project is within the buffer zone of a GIS-mapped wetland. She said that the client is proposing that the driveway and existing parking areas are resurfaced (she referred to another map), and the handicapped spaces reconfigured along with the adjacent walkways. Currently there is no formal drainage system present so she asserted that they would be improving on that with the resurfacing and a crushed stone trench (she pointed this out on the map) where the runoff flows currently before reaching the wetland. It will be following all the existing runoff and drainage patterns and there will be no new impervious areas as this is a developed lot that they are improving upon and as such there are no impacts to the resource areas. Ms. Caton noted that, in 2018, the board granted a Negative Determination for a similar project on the same site which was reconfiguring the walkways throughout the site (Phase 1), and the current proposal is Phase 2, improving upon the existing driveway and parking areas. (She noted that the board members in 2018 may not be the same as the current board members). In response to Mr. Chase, Ms. Caton replied that all work will be within the existing perimeters, explaining that this is an existing lot with all existing edges of pavement in the work area. In response to Ms. Eaton, Ms. Caton replied that no new paved areas are proposed, but noted a small reconfigured parking area on the map which is a single parking space that adjoins the rest of the spaces and that is all that will be new. With no further questions or comments, Ms. Eaton made a motion to issue a Negative Determination; Mr. Haarmann seconded. All in favor.

Minutes of November 6, 2023 Meeting and November 1, 2023 Special Meeting: After review of the draft minutes by the board members, Ms. Eaton made a motion to approve the minutes as written (she approved each set of minutes). Mr. Haarmann seconded (he seconded approval of each set of minutes). All in favor.

Tentative Concomm Meeting Schedule for 2024:

After review of the tentative schedule by the board members, Ms. Eaton made a motion to accept the meeting schedule. Mr. Haarmann seconded. All in favor.

Update on Culvert Grant:

Mr. Chase notified the board that the Town applied for the grant discussed at the November 1 Special Meeting for the Gates Brook culvert. Mr. Chase replied to Ms. Eaton that he did not know when they would hear whether they received it or not.

Next Scheduled Meeting: MONDAY, JANUARY 8, 2024, AT 6:00 P.M., AT TOWN HALL, ROOM #120.

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

Miscellaneous Mail and/or Paperwork Including Correspondence from DCR, DEP and MACC: There was no mail or paperwork that Mr. Chase needed to discuss with the board this evening.

Public Hearing, Timothy McMahon, on behalf of Catholic Charities, Request for Determination of Applicability, for the relocation of the existing Mercy Centre to an existing business building, with mainly interior renovation and sitework, at 216 West Boylston Street, West Boylston, MA:

(Mr. Haarmann read aloud the public hearing notice). (Rob Para represented). Mr. Para explained that Mercy Centre plans to relocate to the Checkerboard building on West Boylston Street that belonged to Arthur Chase, in the front area of the building. They are seeking a Negative Determination from the board. He explained that they have a 100-foot wetland setback (he pointed out that area on a map) and a 200-foot setback from an intermittent stream that runs down (he pointed out that area). He said that their work consists mainly of interior

renovations, they are adding a new front entrance to the north side and explained that six vans drop off clients in the morning there and pick them up during the day. He described that, at the plaza area, there are three pieces of mechanical equipment but two of them will be gone and they will be putting pervious areas where the two used to be located so that the clients can go out there during the day. Other than some curb work, he asserted that everything will be basically done outside of the boundaries except for a very small amount. In response to a question from Mr. Haarmann, Mr. Para explained the population that will make use of the Mercy Centre, which will be adults with special needs, and the activities taking place will depend upon the skill levels of the clients; the current location is in Worcester and it needed much renovation. Mr. Para replied to Ms. Eaton that the space is empty now. With no further questions or comments, Mr. Haarmann made a motion to accept the proposal and issue a Negative Determination. Ms. Eaton seconded. All in favor.

With no further discussion taking place, Mr. Haarmann made a motion to adjourn the meeting at 6:14 p.m. Ms. Eaton seconded. All in favor.

Submitted by: _____

Reviewed by: _____

Date submitted: _____