



## Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

# Conservation Commission Meeting Minutes

### Date / Time / Location of Meeting

Monday, 11/1/2021/6:00p.m./ MEETINGS NOW TAKING PLACE AGAIN AT WEST BOYLSTON TOWN HALL, LAND USE MEETING ROOM

### Members Present

William Chase (Chair), David Mercurio (Vice-Chair), Emily Eaton, Carl Haarmann, Jeffrey Perkins (Associate Member) and Clerk Toby Goldstein.

### Members NOT Present

N/A

### Invited Guests

N/A

### Welcome – Call to Order

Time: 6:00 p.m.

### Approval of Previous Minutes

10/4/2021

Motion Originator Ms. Eaton

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, Mr. Mercurio made a motion to open the meeting. Ms. Eaton seconded the motion. All in favor.

### Public Hearing, D & S Realty, LLP, Notice of Intent, 127 Hartwell Street:

(Patrick McCarty and Steven Migridichian represented). Mr. McCarty explained that the proposed building that they want to build will be 127R Hartwell Street (he showed where this would be on a map of the site). He described the delineation of the wetlands (and showed their location on the map), and explained that they did not re-delineate the wetlands in the back because they will not be working within the 100-foot zone. Mr. McCarty then described the project itself. He noted that the size of the building will be about 101,000 square feet. He explained that there will be clean, modern manufacturing of medical devices, and asserted that it will be high-end space. (He pointed out the proposed building, parking, where traffic would enter, the truck port and loading docks; he also pointed out the utility quarter, where water, gas and electricity will be controlled. Mr. McCarty also explained the drainage system, including rip rap forebay and

infiltrates. He explained that, in the front, will be catch basins and a large underground infiltration basin. He pointed out the existing tree line and the 100-foot buffer zone. He also pointed out utilities, stormwater management, pavement and landscaping area and explained that the work will be within stormwater guidelines. He explained that they need the approval of the Commission and Planning Board and that they will obtain an ANR from Planning Board after obtaining approval from the Concomm. Mr. McCarty added that it will be a pre-engineered building, similar to that at 70 Hartwell.

In response to Mr. Mercurio, Mr. McCarty pointed out where the wetlands are located, the erosion controls, and the 100-foot buffer, and said that the work area will be within the 100-foot zone but none of the building will be within it. In response to Mr. Chase, Mr. McCarty referred to Sheet 3 and replied that snow storage will be along the perimeter. He replied to Mr. Mercurio that the melted snow will go through the catch basin and infiltration basin, and sediment will be caught (he showed the board these areas). He replied to Mr. Chase that they planned a maintenance program. He replied to Ms. Eaton that it will be similar to Curtis. (He showed this to the board in a photo on his phone). Mr. McCarty added that VHB is doing a peer review of the parking for Planning Board. In response to questions from Ms. Eaton regarding traffic, Mr. McCarty explained that the driveway is between 125 and 127 Hartwell, and woods are on the left; he noted that a lot of trees had been cleared due to Asian Longhorned Beetle. He replied to Mr. Mercurio that they are looking to do this project this year. In response to Ms. Eaton, he pointed out the Commonwealth of MA building, UPS building and the aforementioned woods. He hoped that the Conservation Commission will support their project.

With no further questions or comments, Mr. Mercurio made a motion to close the public hearing. Mr. Haarmann seconded. All in favor. Mr. Haarmann then made a motion to accept the proposal as presented and issue an Order of Conditions. Ms. Eaton seconded. All in favor.

#### **Continued Public Hearing, Goddard Consulting, LLC, on behalf of Sturbridge Warren LLC, 0 Bowen Street, Notice of Intent:**

(Mr. Chase decided to cover "Other Business" as no one arrived to represent for the applicant; no one did arrive later, so the continued public hearing was conducted without a representative). Several residents attended the hearing. Paul Anderson, (who is also on Planning Board, but attended as a resident of 55 Bowen Street) opined that the proposed work was not appropriate for the neighborhood. Matthew MacAdams of 38 Henry Street spoke about the residents' last meeting with Scott Goddard in the lot, and he agreed with that assessment of the proposed work and opined that Mr. Goddard's attitude was "arrogant" and it seemed as though it would not matter what the board did. Mr. MacAdams explained that he asked Mr. Goddard about the Japanese Knotweed invasive species on the property that was discussed earlier and he asserted that it cannot be pulled out as Mr. Goddard had described earlier, as the plant is similar to bamboo and there would be more of a water problem. Mr. MacAdams also did not see how the applicant could build on wetlands. (Mr. Haarmann voiced his agreement that the proposal was not a good idea).

Mr. Chase then took a roll call vote:

Ms. Eaton – "no"  
Mr. Haarmann – "no"  
Mr. Mercurio – "no"  
Mr. Chase – "no"  
Mr. Perkins – "abstain"

(Mr. Perkins had not previously participated in the public hearing). Mr. Chase asserted that the engineer was correct in his calculations but opined that possible damage to the neighborhood by the work outweighs that. He noted that the two slabs on grade will make 70% of the lot impervious. Mr. Mercurio voiced his concern about water from that lot being detrimental to the neighbors (the other board members agreed). With no further questions, Ms. Eaton made a motion to close the public hearing. Mr. Mercurio seconded. Mr. Chase noted that the roll call vote showed that the board did not approve the proposed work and therefore denied the Order of Conditions. Mr. Chase explained that the applicant can appeal this decision to DEP. Mr. Chase noted that the Town might be interested in the property through CPC.

#### **OTHER BUSINESS:**

**Installation of New Guard Shack In Kind at Worcester County Jail:** Mr. Chase wanted this proposal to be discussed with the board for the record. Mr. Mercurio made a motion to accept this proposal. Ms. Eaton seconded. All in favor.

#### **Minutes of October 4, 2021 Meeting:**

After review of the draft minutes, Ms. Eaton made a motion to accept the minutes as written. Mr. Haarmann seconded. All in favor.

**Request for Certificates of Compliance, DEP File #327-0030 (for Chris Meola, West Boylston Street and Stockwell Road) and DEP File #327-0132 (for Robert Meola, property located abutting Wachusett Plaza, West Boylston St.), both addresses given as 122 West Boylston Street:**

After discussion between board members of the fact that the work involved for both Notices of Intent had been completed, the board first voted to issue the Certificate of Compliance for #327-0132. Mr. Haarmann made a motion to issue the Certificate of Compliance. Ms. Eaton seconded. All in favor. The board then voted on the second DEP number. Mr. Haarmann made a motion to issue the Certificate of Compliance for DEP #327-0030. Ms. Eaton 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 – MONDAY, DECEMBER 6, 2021, AT WEST BOYLSTON TOWN HALL.**

With no further questions or comments, Ms. Eaton made a motion to adjourn the meeting at 6:34 p.m. Mr. Haarmann seconded. All in favor.

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

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

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

