



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, 9-9-2019/7:00 p.m./West Boylston Town Offices, NOTE MEETING WAS HELD IN SELECTMEN’S MEETING ROOM, #210

Members Present
Members NOT Present
Invited Guests

William Chase (Chair), John Hadley (Vice-Chair), David Mercurio (Vice-Chair), Emily Eaton, Katelyn Ivers (Associate Member) and Clerk Toby Goldstein.

Carl Haarmann

N/A

Welcome – Call to Order

Time: 7:00 p.m. (Motion made by Mr. Chase, seconded by Ms. Eaton)

Approval of Previous Minutes

Minutes of 8/5/19

Motion Originator Mr. Mercurio (accept as written)

Motion Seconded Ms. Eaton

Treasurer – Financial Report

Mr. Chase reviewed report dated 8/31/19

Motion to Accept N/A

Seconded N/A

At 7:00 pm, Mr. Chase made a motion to open the meeting. Ms. Eaton seconded. All in favor.

Public Hearing, Robert Case, Request for Determination of Applicability, 385 Lancaster Street:

(Robert Case represented). (Mr. Hadley read aloud the public hearing notice). Mr. Case explained that he wanted to remove the structure already existing on the property and build a new single-family house. Mr. Hadley verified with him that he started to build two years ago. Mr. Chase noted that the board is mainly concerned with the pavement, impervious material, the footprint, and septic (Mr. Case and the board looked at these areas on the map of the site). In response to Mr. Case, Mr. Case replied that currently there are drains that remove water

from the roof. Mr. Case responded to Mr. Hadley that the new house would be in the same footprint as the existing. Mr. Case showed the board on a map of the site where the septic is located and they discussed it.

Mr. Chase responded to Mr. Mercurio that there is a giant recharge system. Mr. Hadley commented to Mr. Case that they do not want the water to go into the street or into the wetlands. In response to Mr. Mercurio, Mr. Chase replied that the foundation will be elevated but he did not know how much. Mr. Mercurio suggested that Mr. Case use cult chambers for drainage, and downspouts would go into that for a recharge system. Mr. Case continued that, after approval from Concomm, he will obtain the specs, then a Building Permit. Mr. Chase instructed him to call him when he does that.

With no further questions or comments, Mr. Hadley made a motion to close the public hearing. Mr. Mercurio seconded. All in favor. Mr. Hadley then made a motion to approve the project as presented and grant a negative determination, according to plan "385 Lancaster Street, Project # 2016-129". Mr. Mercurio seconded. All in favor. (Mr. Chase instructed Mr. Case to call him about the septic system, and said that he'll walk the area and see it. Mr. Mercurio explained to the board that it is a totally different type of system from what they usually see).

Atty. Sandra Austin, Request for Certificate of Compliance, 63 Shrine Ave., Unit 1, DEP File #327-0225:

This unit is part of a four-unit development whose Order of Conditions was issued in 2006. Mr. Chase explained that all the units have separate owners, so the Certificates of Compliance are issued separately for each unit as the developer did not obtain one after the work was all completed. With no further discussion or any questions, Mr. Hadley made a motion to issue the Certificate of Compliance for 63 Shrine Ave., Unit 1 (this is actually a Partial Certificate of Compliance for the DEP File #327-0225, for Unit 1 only). Ms. Eaton seconded. All in favor.

Public Hearing, Elliot Kazakoff, Humboldt Masters LLC, 215 Shrewsbury St., Notice of Intent:

(Ms. Eaton is an abutter of the property, therefore she recused herself). (Mr. Hadley read aloud the public hearing notice). (Representatives were Nicole Hayes and Patrick Healy). Ms. Hayes showed the board a map of the site on an easel. She explained the proposed work is a greenhouse off the existing building; it will be approximately 10,550 square feet in size, and in the buffer zone of a bordering vegetated wetland, but she asserted that there will be no impact on any wetland resource areas. She pointed out on the map where erosion controls at the limit of work will be, and proposed grading of the property will be fifteen feet from the wetland line. Ms. Hayes said that there will be no building within 25 feet of the wetland line. She added that the stormwater standards have been done and comply with Stormwater Protection, and the report is in the NOI filing.

Mr. Mercurio noted that the greenhouse will be adjacent to the former Mass Materials Research building. In response to a question from Mr. Hadley about a red line on the map, Ms. Hayes replied that this indicates the 25-foot setback from the wetland line, and she pointed out the grading, erosion controls and outline of the wetlands. She reiterated that there would be no building within 25 feet, but said that there would be some grading. In response to Mr. Chase, Ms. Hayes replied that it will be sloping down and there would be one-foot contours, and replied to Mr. Mercurio what the elevations would be. In response to Ms. Ivers, Ms. Hayes replied that she thought it would be just basic stormwater protection, but she was not sure if it was low impact or not. Ms. Chase asked if it would be similar to a Florida greenhouse? Ms. Hayes was not sure. Mr. Healy replied that the floor would be slightly below (about one foot) the existing building floor. In response to Mr. Chase, Mr. Healy replied that the floor will be of crushed stone, so that water would be recycled, and regarding drainage from the roof, gutters will direct water into filtration trenches and he commented that up to three inches of water can be fully filtrated. Ms. Hayes showed Mr. Hadley where the building will be; Mr. Healy showed him where the parking will be (Ms. Hayes showed him where the existing parking is located). Mr. Healy explained that they are reducing the size of the parking lot and increasing impervious. He noted that the occupants now are different people, and Humboldt Masters LLC will take 90% of the building and will be doing such things as processing and cultivation. He added that there will be fully enclosed trash inside of the building, and explained that, with the instruction of Planning Board, they revised their plans somewhat and removed dumpsters, pulled back the parking, and increased impervious. He described that the greenhouse will be made of polycarbonate with a steel frame, with a

concrete foundation, and that one will not be able to see inside as the panels will be translucent. He explained to Mr. Chase that there will be basic footing with four-foot crosswall, and a fully recycled water system. Mr. Hadley then asked about erosion controls. Mr. Healy replied that he proposes a wattle system, as he did not personally like to use haybales. Mr. Healy added that he will give Mr. Chase the revised plan, which they will go over with Planning Board this week. He replied to Mr. Mercurio that they are hoping to start work early October, as the appeal period with Planning Board will expire in 20 days.

With no further comments or questions, Mr. Hadley made a motion to close the public hearing. Mr. Mercurio seconded. All in favor. Mr. Hadley then made a motion to accept the proposal as presented and issue an Order of Conditions, according to the proposed conditions on plan "Proposed Conditions C2 (revised 9/3/19)". Mr. Mercurio seconded. All in favor.

Public Hearing, Barry J. Lorion, Mass DOT Highway Division (District 3), Route 12 (near 104 West Boylston St., Request for Determination of Applicability:

(Ms. Eaton read aloud the public hearing notice). (William Clougherty, District 3, MA DOT represented). Mr. Clougherty began by showing the board a map of the area. He explained that West Boylston Water District approached MA DOT to look at the drainage situation there. He showed the board a pump station associated with the Water Dept. in the area of Walmart, Ernie's Car Wash, and a landscaping business. He explained that an existing 24" culvert was installed in the 1930's, and the capacity is now not adequate because of buildup. Mr. Clougherty added that they used BSC Group for design and the hydraulics study (which is part of the RDA filing). He continued that, because it is a deep culvert, replacing the one there would be a major undertaking and probably would require the closing of Route 12 and would require large reconstruction of Route 12, so they tried to look at the areas of Route 12 that it contributes drainage to. Mike Coveney of West Boylston Water District told Mr. Clougherty that he observed drainage from Route 12 sheet flowing down to driveways and the pump station. Mr. Clougherty showed the board one culvert where they propose to clean out and repair. He explained to Mr. Chase that they propose to make two catch basins to capture the runoff from Route 12. He explained to Mr. Mercurio that it will be at the edge of the road so water won't sheet flow off, and they will try to keep it in the gutter line. He further explained that the catch basin will be tied into the existing drainage system which goes across the road, so, in summary, there will be two catch basins, a manhole, and 12-inch pipe, and they will clean the existing cross culvert and repair a headwall. He replied to Mr. Mercurio that they will go across Route 12 and will be using new 12-inch pipe.

Mr. Chase then opined that the 12-inch pipe would not hold the water from the car wash in that area. Mr. Hadley commented that the aforementioned pump station always floods. Mr. Clougherty responded that he was confident that it would be sufficient for the two catch basins. Mr. Mercurio asked if a larger pipe was possible for the future? Mr. Chase commented that the State would pay for anything over a 46" pipe, and asserted that it could eliminate a lot of the proposed work. Mr. Clougherty replied that the intention was just two catch basins for the rotary, and he showed them on the map the watershed for the existing cross culvert, and he opined that upsizing the pipe would not help the situation across the way, but thought at some point the goal would be to upsize the existing cross culvert. The board members thought that the proposed project would help the situation, but they were in favor of a larger pipe. Mr. Mercurio and Mr. Clougherty discussed the type of pipe to be used. Mr. Clougherty responded that, if there is adequate cover, the pipe size could be increased up to 18-inches, and replied to Mr. Mercurio that the State is paying for this work.

With no further questions or comments, Mr. Hadley made a motion to close the public hearing. Mr. Mercurio seconded. All in favor. Mr. Hadley then made a motion to accept the proposed work, according to "West Boylston Route 12 Pump Station Construction Plan", dated 8-14-19, and issue a negative determination. Mr. Mercurio seconded. All in favor.

Minutes of August 5, 2019 Meeting:

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

Update on Mr. Chase’s Plan for Trails:

Mr. Chase informed the board that the project is now called “Blueberry Hill” and that \$18,000 in seed money was granted by the CPC, and he replied to Ms. Eaton that the surveying had not been done yet.

Update on Poison Ivy Maintenance Plan by Katelyn Ivers:

Ms. Ivers discussed the goatscaping figures with the board. She explained that one crew of goats is four goats, and they can remove ¼ acre of poison ivy per week; one crew would cost \$750 per week, and it would take them a month to cover one acre. She suggested some possible means of funding this, such as a Go Fund Me page, Facebook, or advertising on the Town’s website. Ms. Ivers replied to Mr. Hadley that DCR had done a few projects like this, but explained that DCR will not fund this, and mentioned that they have not done goatscaping projects before but have done low impact removal of poison ivy and described a few techniques. She had spoken to Jamie Carr of DCR about this. Mr. Hadley suggested asking CPC for funding, but Mr. Chase did not agree with that. They discussed this as a maintenance project, but noted that it would be constant, as the goats do not take the roots of the poison ivy out, so it will grow again the next year. Ms. Eaton, who lives at Angell Brook, said that she did not know how the removal is done at that development. Mr. Chase added that there is a new formula for Roundup; they used to use Roundup but then discontinued it but now there is a new formula that does not contain a particular chemical.

Ms. Ivers asked if they should just forget about it for now? Mr. Chase replied that he needs a maintenance program. She clarified that it would be an integrated vegetation management program, and asserted that the State would help fund it if they had such a plan. She explained that she was given samples of those plans from other towns, and that Concomm would just have to adapt a plan to their town, with the maintenance being by DPW. The board members then discussed several possible places where the maintenance could be done; Mr. Hadley suggested the area around the Worcester County Jail, and the board agreed that this would be a good idea. (Ms. Goldstein will work with Mr. Chase on a letter to send to the Sheriff about this). Ms. Ivers continued that Holden was one town of which she has a vegetation management plan, and she said that she would print it up for the next Concomm meeting. Mr. Chase asked her what obstacles there might be? Ms. Ivers explained that, once Concomm has the VMP, they would go through AGR (Clayton), not DEP, and they will do a public hearing after Concomm submits the plan to them. Mr. Chase wanted her to obtain pricing also.

Treasurer’s Report and/or financial approvals:

Mr. Chase reviewed and discussed the latest report, dated 8/31/19.

Miscellaneous Mail and/or Paperwork Including Correspondence from DCR, DEP and MACC;

Any of the above was emailed previously to all the board members.

Next scheduled meeting – OCTOBER 7, 2019

With nothing further to discuss, Mr. Hadley made a motion to adjourn the meeting at 7:50 p.m. Ms. Eaton seconded. All in favor.

Submitted by: _____

Reviewed by: _____

Date submitted: _____

