

MINUTES
WEST BOYLSTON CONSERVATION COMMISSION
AUGUST 23, 2016 SPECIAL MEETING

MEMBERS PRESENT: William Chase (Chair), John Hadley (Vice-Chair), David Eckhardt (Associate Member) and Clerk Toby Goldstein.

MEMBERS ABSENT: David Mercurio and Mark Meola.

At 9:00 a.m., Mr. Eckhardt made a motion to open the meeting. Mr. Hadley seconded. All in favor.
(Note: Meeting was held at the site of the public hearing, 141 Sterling Street).

Public Hearing, Town of West Boylston, Anita Scheipers, Town Administrator, Request for Determination of Applicability, 141 Sterling Street:

(This is the site of the proposed new Police Headquarters building). (Tony DiLuzio and Liam Donovan of Cardinal Construction represented). Mr. DiLuzio showed the Commission members and those present the existing site, an existing culvert, and where across the street the project would be. He said that about 1 ¾ acres are to be disturbed. He described the abandoned sewer system, which is now dry and has been tested and found to have no hazardous materials. He explained that they will strip off soil and build shallow frost walls and stockpile soil, and DPW will help them to find areas where the soil can be used. Mr. DiLuzio said that they plan to get all documents to Planning Board by September 7 so that they can review it before their meeting.

Mr. DiLuzio continued to describe the project. He said that there will be 1.25 undisturbed acres, and the project will be two-tiered, with a six-foot grade difference between the tiers, and they plan to keep public and police functions separate. They will repave the road, which will be 35 feet wide. They will pitch the grade towards the Police Station. He said they will build a box culvert, fill it and level it out, and make a detention basin for drainage. Mr. DiLuzio showed them on the plans where the 100-foot buffer zone would be relative to the outfall of drainage. He also showed them where all utilities will be located, and said that he was going to meet with the utilities people today regarding the sewer lines also. He added that everything will be located on the back side of the building and they will eliminate a radio antenna that is there. He also showed the Commission members the parking for the police and for the public. Mr. DiLuzio added that they will issue a Notice of Intent for the project.

In response to a question from Mr. Eckhardt, Mr. DiLuzio showed them where the wetlands and DCR property are on the plans. Mr. Chase and Mr. Eckhardt explained to Mr. DiLuzio why they need to be sure that everything is agreed upon with DCR; this was because of the reservoir and many tributaries in West Boylston, and it would be better to discuss this with DCR now rather than later. Mr. Chase offered to bring Mr. DiLuzio up to DCR headquarters. (Mr. Chase commented to Mr. Eckhardt that there are wetlands at the far end of the property).

Mr. Eckhardt then asked Mr. DiLuzio if another facility, perhaps a smaller town office, could be built there years later; Mr. DiLuzio replied that it could be done. Mr. Eckhardt suggested that they might want to provide for possible additional utilities and roadway.

David Femia of the ZBA, who was present at the meeting, asked Mr. DiLuzio if he was meeting with Planning Board in September? Mr. DiLuzio responded that he spoke with the Planning Board Secretary, who told him to submit his materials by September 7 and comments by the 21st in time for the meeting on the 28th. Mr. Femia asked him if ZBA needed to be involved, such as for signage? Mr. DiLuzio replied that he did not think so, and Mr. Hadley agreed.

Mr. Eckhardt then asked why the applicant would need an NOI, as the Commission had thought that there would be a Negative Determination? Mr. Chase suggested that they could file it anyway as DCR might want a hearing; Mr. Eckhardt thought that, for Concomm, the Request for Determination with a negative determination would give the applicant the best protection.

Mr. DiLuzio then showed those present another plan, which including proposed parking, and he pointed out that the back side of the building would face the neighbors, and there would be few windows with little light coming out to disturb the neighbors. Mr. Chase asked him about lighting in the parking area? Mr. DiLuzio said that he spoke to Planning Board about this. The lighting will mostly be behind the building and pointed out that most of the administrative functions, which will be in the lower level, could probably put their lights on timers or use motion detectors.

Mr. Chase also asked Mr. DiLuzio if he had spoken with MA DOT regarding lighting on the road? Mr. DiLuzio replied that he did not; Mr. Chase said that was his only comment about what needed to be done.

Mr. DiLuzio then showed the Commission members drainage, landscape buffer, trees and landscaping proposed, and said there would be rain leaders and catch basins in the parking lot.

Mr. Eckhardt then asked Mr. DiLuzio about the quality of the soil for infiltration in the basin? Mr. DiLuzio said that he could not remember the numbers but that it was of a good quality. He explained that, in the initial plan, the detention basin took up the entire area (pointed out on the plans); now, it will be pulled back, six feet deep, with room left for utilities. Also, now that the detention basin would be smaller, they are considering requesting a curb cut from DOT for a future driveway for the public, a secondary entrance or in case of emergencies. Regarding snow storage, they also would like to eliminate curbs in order to plow snow. Mr. Eckhardt asked him if, as they develop their plans, could they indicate snow storage areas? Mr. DiLuzio replied "yes" and added that full sets of plans are at Town Hall and they can be printed out. Mr. Eckhardt noted that they are well developed but advancing plans. Mr. DiLuzio responded that there is still site development.

Mr. Femia then asked about the type of material that will be used for the buildings? Mr. DiLuzio replied that there are a few options, including vinyl siding, shingles or a mixture. He then showed everyone the initial drainage plan and changes to it, and catch basins, detention basins, and inlet and outflow for drainage.

Mr. Eckhardt asked when the project was expected to be approved? Mr. Hadley responded that, at the October Town Meeting, the funds will be requested, and, a special election will be held within 90 days after that. Mr. Hadley commented that they would like to get the foundation put down.

Mr. Eckhardt then asked for any additional comments? The Building Inspector, Bentley Herget, who was present, said that the applicants can only lay the foundation until site plan review is completed.

With no additional questions or comments, Mr. Eckhardt moved to close the public hearing and issue a Negative Determination for the scope of work on plans "Reinhart Associates C.3, dated 8/3/16, with the conditions that the Conservation Commission wants a meeting with the General Contractor after the Town Meeting, election, and approval of construction design. Mr. Hadley seconded. All in favor.

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With no further business to discuss, Mr. Eckhardt moved to adjourn the meeting at 9:35 a.m. Mr. Hadley seconded. All in favor.

Submitted by: _____

Date accepted: _____