



**Town of West Boylston**  
140 Worcester Street, West Boylston, Massachusetts 01583

## **Conservation Commission Meeting Minutes**

<b>Date / Time / Location of Meeting</b>
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**Monday, 1-8-2018/7:00 p.m./West Boylston Town Offices, Rm. 120/131**

<b>Members Present</b>
<b>Members NOT Present</b>
<b>Invited Guests</b>

**William Chase (Chair), John Hadley (Vice-Chair), Emily Eaton and Carl Haarmann (Associate Member); Clerk Toby Goldstein.**

**David Mercurio and Mark Meola**

**N/A**

**Welcome – Call to Order**

**Time: 7:02 p.m. (Motion made by Mr. Hadley, seconded by Ms. Eaton)**

**Approval of Previous Minutes**

**December 4, 2017**

**Motion Originator Mr. Hadley**

**Motion Seconded Ms. Eaton**

**Treasurer – Financial Report**

**Mr. Chase looked it over and discussed with board members.**

**Motion to Accept N/A**

**Seconded N/A**

### **Public Hearing, West Boylston Housing Authority, Request for Determination of Applicability, 87 Maple Street:**

(Ms. Eaton read aloud the posting for the public hearing). (David Bazzett represented). Mr. Bazzett, from Graves Engineering, explained that DHCD gave the work to their firm, which was for the repair of walkways at Orchard Grove development for accessibility and safety. They will fully remove and replace all existing walkways and construct some new ones. (Mr. Bazzett pointed out the work area and wetlands on the GIS map to the Commission members). He explained that the work would be within the buffer zone, and they intend to install haybales and silt fence. In response to a question from Mr. Chase, Mr. Bazzett replied that they will have to lift out the sidewalks being removed as they cannot get grinders for that. He added that the project will probably take two to four weeks, and they will probably start in the spring. Mr. Chase commented that wattles would be cleaner to use. Mr. Hadley commented that the land there is fairly level. With no further questions or comments, Mr. Hadley made a motion to close the public hearing. Ms. Eaton seconded. All in favor. Mr. Hadley then made a

motion to issue a negative determination, under normal maintenance, with wattles to be used as specified. Ms. Eaton seconded. All in favor.

**Vote by Board Regarding Charging of Fees:**

(This discussion basically applied to the above Request for Determination, but Town Administrator Anita Scheipers suggested the board taking a vote to set policy regarding the charging of fees for filings by Town entities). After discussion, the Commission members decided to only charge the Town entity (such as the West Boylston Housing Authority) for the legal advertisement in the Telegram and Gazette (the full charge of \$70.00), but none of the other filing fees. Mr. Hadley made the motion; Ms. Eaton seconded. All in favor.

**Financial Report:**

Mr. Chase looked this over and discussed it with the board.

**Minutes of December 4, 2018 Meeting:**

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

**Next Scheduled Concomm Meeting:**

The next scheduled meeting is February 5, 2018; none of the board members had an issue with this date.

**Public Hearing, SEG Group, LLC, Request for Determination of Applicability, 340 West Boylston Street:**

(Ms. Eaton read aloud the public hearing posting). (Spiro Giannopoulos and Alexander Trakimas represented). Mr. Giannopoulos explained that they were looking for the board's support in trying to make use of the property at 340 West Boylston Street. He opined that it would be important to the condition of the neighborhood to maximize the use of the lot instead of leaving it idle. He wanted it to be esthetically pleasing to the eye, and enable addition to the existing building, which would require curb cutting off of the side street.

Mr. Chase informed the board that he had been to the site, and met with the applicant. Mr. Trakimas continued that the closed hot dog business, Zito's, is on the site, and described that, in back and to the left is Meadowbrook Plaza. Pointing to a map, he pointed out an existing stockade fence behind, a drainage culvert and headwall, a drainage ditch across the property and exits from that into another culvert pipe. On a supplemental plan, the USGS considered the property to be classified under "riverfront"; in their case, there is a brook or perennial stream, culverted through a concrete culvert. Mr. Trakimas pointed out the location of the brook. He asserted that there is no perennial stream on their property and asserted that they do not have a riverfront zone on their property. Mr. Trakimas thought that they should be allowed to fill, as it is not a vegetated wetland, and asserted that there are no wetlands up stream, only water from the Plaza. In response to a question from Mr. Chase as to whether the water was manmade, Mr. Trakimas asserted that it was not natural. He continued that they propose manholes and culvert pipes across, and extending the parking lot in the back, with a new drive off of Daniel Ian. He added that, when one looks at the site, it is paved from back to front, but within a right-of-way for Route 12. Mr. Trakimas explained that they propose to take out the pavement at the right-of-way, make a new curb cut, a new driveway to Daniel Ian, and more parking spaces. They want to setback everything from West Boylston Street and maintain green space. In response to a question from Mr. Chase, Mr. Trakimas replied that there is 401 encapsulation. (Mr. Chase discussed this, how it would be done, and where the water would go). Mr. Trakimas showed on USGS where Gates Brook was located. Mr. Chase said that the manholes would have to be approved. Mr. Giannopoulos opined that the water will be cleaner. Mr. Chase asserted to Mr. Trakimas that Concomm is not the body to decide, and they need to know the findings of other entities, starting with DEP, then DCR, and suggested that an environmental scientist could determine if there are wetlands. The board and Mr. Giannopoulos then discussed how the Town would like to clean up the property, how the property could be considered to be at the "entrance to the Town", and that they would like to make the property functional.

With no more comments or questions, Mr. Hadley made a motion to continue the public hearing. Ms. Eaton seconded. All in favor. Mr. Chase added that they need input from an environmental scientist. He instructed that the continued hearing will be on February 5 at 7:00, and Mr. Hadley said for them to let the board know if it needs to be continued.

**Possible Changes to Concomm Filing Forms:**

Previously, Ms. Eaton submitted to the board an example of the Town of Weston's Order of Conditions form, discussing the various conditions that could occur; she had heard about this from the Vice-Chair of MACC at a seminar. The purpose, she explained, was that an applicant can pick out conditions from it, fill out the form, and then give it to Concomm to assist in completing the DEP Order of Conditions. Mr. Chase had wanted the board to look it over and decide if they wanted to use it. Ms. Goldstein was instructed to change the heading of the form (for our Conservation Commission and Town), and send it to the Town Administrator for approval first. The board can then give the form to people when they need to file to look over first.

At 7:37 p.m., with no other business to discuss, Mr. Hadley made a motion to adjourn the meeting; Ms. Eaton seconded. All in favor.

**NEXT MEETING****Monday, March 5, 2018****MOTION TO ADJOURN**

<b>Motion Originator</b>	<b>Mr. Hadley</b>
<b>Motion Seconded</b>	<b>Ms. Eaton</b>
<b>Time of Adjournment</b>	<b>7:37 p.m.</b>

**Signatures**

<b>Submitted by:</b>	<b>Toby S. Goldstein, Clerk</b>
<b>Date Submitted:</b>	

