



**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, 4-2-2018/7:00 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), David Mercurio (Vice-Chair), Emily Eaton, Carl Haarmann (Associate Member) and Clerk Toby Goldstein.**

**Members NOT Present**

**Mark Meola**

**Invited Guests**

**N/A**

**Welcome – Call to Order**

**Time: 7:09 p.m. (Motion made by Mr. Hadley, seconded by Mr. Mercurio)**

**Approval of Previous Minutes**

**March 5, 2018**

**Motion Originator Ms. Eaton**

**Motion Seconded Mr. Hadley**

**Treasurer – Financial Report**

**Mr. Chase informed the board that he needed a motion to talk to the Town Administrator regarding funds for the Clerk's salary, with the warrant for the May Town Meeting due by April 4; Mr. Mercurio made the motion, Ms. Eaton seconded.**

**Motion to Accept N/A**

**Seconded N/A**

At 7:09 pm, Mr. Hadley made a motion to open the meeting. Mr. Mercurio seconded. All in favor.

**Public Hearing, Steven Mercurio, Request for Determination of Applicability, 408 Worcester Street:**

(Steven Mercurio represented). (Ms. Eaton read the public hearing notice aloud). (Mr. David Mercurio recused himself, as Steven is his cousin). Mr. Mercurio explained to those present that he met with the board at a previous meeting. He said that Mr. Chase made a visit to the site. He explained that he wants to top dress the area, which had been there for years, and it was a small roadway where they used to keep building materials. He said that he had cleaned it up somewhat, and it had settled some, so he wants to top dress it off with the same material and

asserted that he will not be changing anything. Mr. Mercurio explained that wattles were in place so that nothing would go into the brook area, and that he would only be working on the top dressing, using gravel that was there before and leveling it. The board agreed that this would just be considered maintenance. With no comments or questions from the public, 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, as the work would just be classified as a repair; Ms. Eaton seconded. All in favor.

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

(Al Trakimas and Spiro Giannopolis represented). (Mr. Hadley read aloud the public hearing notice). Mr. Trakimas informed the board that the applicant submitted a revised plan since the last meeting they attended. He described how they want to pipe a drainage ditch at the rear of the site, and they want to clear out the scrub and piles of rubble deposited there over the years and leave gravel crushed stone; then once the applicant decides on his future plans for the building and expansion, he and the applicant will return before the Concomm and Planning Board with the site plan for any improvements. He explained that they will leave the area where the drainage ditch was in a permeable state, use gravel crushed stone, and clean up the rear of the site. The board discussed where drainage in the area begins, pointing this out on the plan, and where it goes. Mr. Trakimas pointed out to Ms. Eaton the open ditch on the map. Mr. Chase opined to Mr. Hadley that it would be better to have clean water, and approving the proposed work would get rid of pollutants going into the water. Mr. Trakimas continued that there would be no paving, just gravel and crushed stone, and explained that they would remove the headwall and add a 4-5 foot pipe which would lead to a manhole. The board continued to discuss the drainage and where it goes.

Mr. Giannopolis then showed the board where the water empties out (he then questioned an open area, as an elbow in the road, and asked why it was left like that?) In response to a question from Mr. Mercurio, Mr. Giannopolis said that he would like to rent the property but there is no parking so he would do with it whatever comes along. Mr. Mercurio and Mr. Hadley questioned water coming from Danielian St., and Mr. Giannopolis and Mr. Chase discussed where the water comes from. Mr. Giannopolis replied that he had not seen it go downhill. Mr. Chase said that he had not seen any erosion, and the storm drains from the road go above, and he asserted that the pipe there is drainage for the entire side of the hill. Mr. Chase opined that Mr. Giannopolis was correct about where the road drainage goes. In response to a question from Mr. Hadley as to how far back the property goes, Mr. Giannopolis showed him the parking area, and where the pipe comes in, and said that they do not use the unpaved area to park. Mr. Giannopolis also showed the boundary to his property, and noted that the area with the manmade ditch cannot be used. In response to a question from Mr. Hadley, Mr. Giannopolis replied that they would like 10 to 12 parking spaces so that the property is functional. Mr. Chase opined that optically it would be better to do what the applicant wants, and better for the Town, as there would be cleaner water. Mr. Giannopolis asserted that nothing can be done with the property as it is.

Mr. Chase suggested that he would like to close the public hearing, with the recommendation that Concomm agrees with what the applicant proposes, but that the applicant needs DCR approval and DEP approval for water quality, and when that is finalized and the applicant knows what he wants to do, the applicant will come back with an NOI filing, as Mr. Chase opined that this is a good piece of land, but Mr. Giannopolis needs Concomm approval first (the board discussed this and agreed). David Femia, Chair of ZBA, who was also present, opined that Mr. Chase was correct about needing Concomm approval before going to the other entities. Mr. Mercurio commented that he had not seen before a situation where there was a manmade trench and the applicant is seeking to fill in what's open. Mr. Giannopolis asserted that there was dumping in the trench, and said that he was willing to clean it out.

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 issue the determination, with the understanding that DEP and DCR will sign off on the project, and then the applicant will return before the Concomm. Ms. Eaton seconded. All in favor. (Mr. Chase added that the board would be willing to write a letter for Mr. Giannopolis for the other agencies).

**Public Hearing, Paul Bowler, Salem Community Corp., Notice of Intent, 65 Briarwood Circle, Worcester:**

(Robert Weidknecht, Paul Bowler, and Kevin Kozak represented). Mr. Weidknecht explained that the applicant basically wants to build an addition to the Briarwood Retirement Community off of Briarwood Circle; the Worcester Town line cuts through the property and 28 acres of the Briarwood property is in West Boylston, with the rest in Worcester. He explained where the addition would be and added that they plan a future addition and want to do the stormwater improvements for the future addition now so that they don't have to come back later. He pointed out on a map of the site the existing buildings, an undeveloped area, and pointed out that, between Century Drive and the Birches Building there is a wetland (he also showed the board where the new building is planned, and where parking modifications would be, with wetlands on the east side of the property, and the fire lane that exists around the Birches Building). Mr. Weidknecht pointed out where the addition would be located, the erosion control barrier that they plan, and the 100-foot buffer zone. He said that they plan for the new building an additional underground parking of 45 spaces, two floors above that (12 units on each floor), and described planned amenities such as a wellness center and indoor pool. He said that they will be grading off for the future building, and adding stormwater measures, with a slight parking addition and driveway. Mr. Weidknecht continued that there is a lot of rock in the soil, so they will have to do blasting. He said that they couldn't infiltrate, so they are doing pipe storage to collect water, which lets it out slower, and it goes down to a collection system; the drainage system is in Worcester. He pointed out on the plan where runoff from the parking would go, with erosion controls around the perimeter; runoff would be mitigated with pipe storage for water quality; he pointed out where utility services would be, and said that the fire lane will be treated, and there will be less runoff to the wetlands area, with the runoff discharging into the Worcester system. He mentioned that the applicant will have a special permit amendment with Planning Board on May 9, and suggested that any questions or comments be kept open until after that meeting. Mr. Kozak replied to Mr. Mercurio that they would like to begin work in the summer, and he and Mr. Weidknecht asked if they could keep the public hearing open until June? Mr. Chase replied that they can have a special meeting if necessary, and will keep the public hearing open rather than have the applicant refile.

Therefore, Mr. Hadley made a motion to continue the public hearing; Mr. Mercurio seconded. All in favor. (Mr. Weidknecht showed Mr. Femia where Century Drive is; he replied to Mr. Mercurio that there will be 24 units in the new building, and Mr. Kozak added that they will put in an additional 16 independent living apartments also). (Mr. Femia explained to Mr. Bowler information about a ZBA public hearing for the Girl Scouts regarding Century Drive).

**Update on Baldarelli, 301 Sterling Street:**

There was nothing further to report on Mr. Baldarelli's continued public hearing with DCR.

**Update on Lancaster Street:**

(Complaints regarding this property were discussed at a previous Concomm meeting). Mr. Chase discussed that there was a Cease and Desist order against the property owner, but the Building Inspector has not seen the owner after that. Nothing has changed regarding debris there (according to Mr. Chase and Mr. Hadley); three walls are up, and there is the same lumber there that was there before. In response to Ms. Eaton, Mr. Chase and Mr. Mercurio replied that they did not see underground storage there.

**Minutes of March 5, 2018 Meeting:**

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

**Miscellaneous Mail and/or Paperwork:**

Mr. Chase looked over any mail that he did not see previously.

**Funds Needed for Clerk's Salary:**

Mr. Chase asked for a motion to speak with the Town Administrator about this, as the warrant items for the May Town Meeting needed to be submitted by 4/4/18. Mr. Mercurio made a motion for Mr. Chase to do so. Ms. Eaton seconded the motion. All in favor.

**Introduction of Potential New Associate Member of Conservation Commission:**

Katelyn Ivers introduced herself; she is currently going to school, studying urban and environmental planning, and was sitting in on this evening's meeting as she is interested in being an Associate Member. Mr. Hadley added that Ms. Ivers is currently on the FISP committee, and opined that she does a good job there. Ms. Ivers explained that she would like to work with environmental issues. (Regarding Allan Phillips, who has been an Associate Member for many years, Ms. Goldstein informed the board that he had been sworn in again for another term).

**Discussion With David Femia Regarding Vernon Jackson, DPW:**

Mr. Femia discussed the fact that Mr. Jackson contacted Town boards, including ZBA and Concomm, asking for a representative for the Groundwater Committee to help implement the new MS4, NPDES permit, which will be in effect on July 1, 2018.

With no further questions or comments, Mr. Mercurio made a motion to adjourn the meeting at 8:09 p.m. Mr. Hadley seconded. All in favor.

**NEXT MEETING** **Monday, May 7, 2018**

**MOTION TO ADJOURN**

<b>Motion Originator</b>	<b>Mr. Mercurio</b>
<b>Motion Seconded</b>	<b>Mr. Hadley</b>
<b>Time of Adjournment</b>	<b>8:09 p.m.</b>

**Signatures**

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

