

Holliston Conservation Commission

Meeting Minutes

Town Hall . Meeting Room #014

October 14, 2014

7:30 PM

Present: Allen Rutberg, Chairman; Ann Marie Pilch, Vice-Chairman; Shaw Lively, David Schroder, Rebecca Weissman, Commissioners

Charles Katuska, Conservation Agent
Sheri O'Brien, Conservation Assistant

Absent: Chris Bajdek, Jim McGrath, Commissioner

Dr. Rutberg, Chair, opened the meeting at 7:35 PM.

General Business

Request for Certificate of Compliance for DEP File #185-605: Hollis Hills Preserve, Hollis Street – John Walsh/Walsh Brothers Inc.

The staff has asked Mr. Walsh to submit a letter that states that he understands that Hollis Hills Association Condominium Trust is responsible for inspections and maintenance of the Stormwater Operation and Maintenance. Plan. The CoC will not be delivered to John Walsh until we have received his letter with the original signature.

Ms. Weissman made a motion to issue a Certificate of Compliance for DEP File #185-605: Hollis Hills Preserve, Hollis Street. Ms. Pilch seconded the motion. Unanimous. (5-0-0)

Request for Certificate of Compliance for DEP File #185-531: 18/24 Water Street – J. Hastings, GLM Engineering for Holliston Mill Realty Trust.

A drainage basin was completed and an As-Built plan was received for the property.

Mr. Lively made a motion to issue a Certificate of Compliance for DEP File #185-531: 18/24 Water Street. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

34 Rogers Road – Notice to Sell Land under Chapter 61A

The Open Space Committee is meeting tonight to discuss and vote on the potential purchase of this property currently owned by the Serockis. Ms. Pilch had no other information about the property at this time.

Conservation Commission Minutes 10-14-14

Issued by: Sheri D. O'Brien

Approved by Commission: 6-14-16

Page 1 of 6

Bylaw (Article XXX) Review Process (Oct. 27, 2014 Special Town Meeting)

Dr. Rutberg will present the Bylaw's main points at the Fall Town Meeting, and both Dr. Rutberg and Mr. Katuska will address any questions from the residents.

Project Updates:

Connolly Way – The Open Space signs were epoxied to the concrete bounds, but two of the plaques were epoxied to concrete blocks turned up on end. Mr. Themelli will be asked to epoxy the plaques to the correct type of concrete bounds.

Beaver Dam in Wenakeening Woods

Paul Saulnier notified the staff that the Upper Charles River Land Trust has approved the use of Beaver Solutions/Mike Callahan in the hopes that a pond leveler can be installed at this dam. Mr. Katuska issued an Emergency Certificate to breach the beaver dam in the next couple of days, since it's supposed to rain 1+ on Thursday.

Paul Road Beaver Dam

Katrina Proctor, Central Massachusetts Mosquito Control Project (CMMCP), called today and they would like to install a pond leveler at this Paul Road beaver dam.

Lake Winthrop Working Group

The Lake Winthrop working group will be put together in the next couple of weeks. Carl Nielsen/The ESS Group has not been able to complete the Nutrient Survey, because there has not been enough rain to get a second sample.

Public Meetings & Hearings

Continued Public Hearing – Amendment to Order of Conditions for DEP File #185-677:

1014 Highland Street (Assessors Map 8.E, Block 1, Lot 8) proposal to revise the boundaries of the areas onsite subject to the Massachusetts Wetlands Protection Act and the Holliston Wetland Bylaw (Article XXX) . *Christopher Malcolm, Esq.* representing *Alan Stone*

The soil testing has not been completed yet. The applicant has requested a continuation until November 4, 2014. Ms. Pilch and Mr. Lively submitted affidavits for reviewing the Public Hearing Evidence from the meeting on September 16, 2014 (attached).

Ms. Pilch made a motion to continue the hearing for Amendment to Order of Conditions for DEP File #185-677: 1014 Highland Street to November 4, 2014. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File #185-781: Hopping Brook Road Extension (Assessors Map 1, Block 1, Lot 43 and Map 4 , Block 6, Lots 15.1, 18, 32, 32.3, 33, and 52) proposed extension of the existing commercial roadway . Brian Butler/Oxbow Associates, Inc. representing Jon Deli-Priscolli/New Hopping Brook Trust

The applicant requested a continuation to November 4, 2014 in order to respond to the Agent's and the peer review engineer's comments. Ms. Pilch and Mr. Lively submitted affidavits (attached) for reviewing the Public Hearing Evidence from the meeting on September 16, 2014.

Ms. Weissman made a motion to continue the hearing for DEP File #185-781: Hopping Brook Road Extension to November 4, 2014. Mr. Schroder seconded the motion. Unanimous. (5-0-0)

Continued Public Hearing – Notice of Intent for DEP File # 185-766: 20 Cross Street (Assessors Map 5, Block 1, Lot 41, proposed demolition of existing buildings, Axton Cross/The Tron Group

Greg Morand from Cushing, Jamal, and Wheeler (CJW), representing The Tron Group, was present. CJW has designed plans to demolish the existing structures above the ground. Mr. Morand has been working with EPA and DEP regarding drinking water safety.

Sedimentation controls will be set up around the property. A hazardous materials survey has been completed and any hazardous materials will be removed prior to demolition. Once the abatement has been completed, then the sedimentation controls can be set up and demolition of the buildings (down to the concrete slabs) can begin.

There is a lagoon on the property. They will create a path of egress from the lagoon in case of an emergency such as someone falling into the lagoon.

They will make sure that the monitoring wells on the site will remain active and that EPA can access them.

As a part of the Best Management Practices (BMPs), CJW will be on site at least twice per week, if not 3 or 4 times, to supervise the demolition of the buildings to make sure work is being done properly and that nothing gets outside the sedimentation controls. As much live loading+ will be done as possible. Any debris stockpiled on site will be put in containers or put on the concrete pads and contained.

The building inspector is overseeing the demolition and will issue the demolition permits. The DEP and the EPA are also very involved with the project.

Don Kramer maintains the property for the owner and is supposed to enclose the site with a fence except along the edge of the pond.

The erosion controls can be straw wattles, hay bales, or silt fence, as long as they do the job. Mr. Lively suggested that signs be posted along the Rail Trail as to what was being done and why, and perhaps a short story can be put in Holliston Reporter so that the residents understand the demolition process.

Ms. Pilch made a motion to close the hearing for DEP File # 185-766: 20 Cross Street. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

The Agent read the Special Conditions, including: only what was proposed is authorized, and if the owner of the property changes before the process is complete, the Conservation Commission needs to be notified.

Ms. Weissman made a motion to approve and issue an Order of Conditions for DEP File # 185-766: 20 Cross Street. Mr. Schroder seconded the motion. Unanimous. (5-0-0)

The following two hearings were considered simultaneously:

Continued Public Hearing – Notice of Intent for DEP File #185-782: Lot 75A Old Cart Path (Assessors Map 14, Block 5, Portions of Lots 5.1, 5.2 & 5.3) proposed grading, site work, utilities, and driveway installation associated with the construction of a single family house .
Peter Lavoie representing Constitution Village LLC.

Continued Public Hearing – Notice of Intent for DEP File #185-783: Lot 76A Old Cart Path (Assessors Map 14, Block 5, Portions of Lots 5.1, 5.2 & 5.3) proposed grading, site work, utilities, and driveway installation associated with the construction of a single family house .
Peter Lavoie representing Constitution Village LLC.

Mr. Lavoie made a request to continue these hearings until November 4, 2014. The client is waiting for the Approval Not Required (ANR) under the Subdivision Control Law to be endorsed by the Planning Board for each of these two lots.

Mr. Lively made a motion to continue the hearings for DEP File #185-782: Lot 75A Old Cart Path and DEP File #185-783: Lot 76A Old Cart Path to November 4, 2014. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

****New Public Hearing – Request for Amendment to Order of Conditions DEP File #185-719. 2016 Washington Street. (Assessors Map 4, Block 6, Lot 12.2).** Elimination of previously approved roadway wetland crossing. *Peter Barbieri, Esq. representing Ken Driscoll, 2016 Washington Street LLC.*

Mr. Katuska read the legal notice that was published in the *MetroWest Daily News* on October 7, 2014.

The applicant would like to eliminate the wetland crossing and roadway from the application. Peter Barbieri representing 2016 Washington Street LLC presented plans for the elimination of the wetland crossing. The access road adjacent to the proposed plaza will remain. NStar will not access the electric or gas utilities across the current old cart path, because they now will be able to access the utilities through the Solect solar project. Mr. Barbieri agreed to add a guard rail at the end of the access road as a reminder not to use the cart path by motorized vehicles.

Ms. Pilch made a motion to close the hearing for the Amendment to Order of Conditions DEP File #185-719: 2016 Washington Street. Mr. Lively seconded the motion. (5-0-0)

Mr. Lively made a motion to approve and issue the Amended Order of Conditions DEP File #185-719: 2016 Washington Street. Ms. Pilch seconded the motion. (5-0-0)

****New Public Hearing – Notice of Intent for DEP File # 185-784: 10-12 Fairview Street (Assessors Map 8, Block 2, Lot 2F, proposed replacement of existing septic system, Tom Haynes, PMT Real Estate.**

Mr. Katuska read the legal notice that was published in the *MetroWest Daily News* on October 7, 2014.

Representing the applicant, Tom Ryder and Debbie Anderson were present. Tom Haynes, of PMT Real Estate, was also present.

Mr. Ryder designed the septic system and Ms. Anderson submitted the NOI. Mr. Ryder presented the plan for the septic system and addressed the Agent's comment regarding the location of the septic system. He believes that it would be difficult to place the septic system in the front yard due to constraints of the water and gas lines. Ms. Weissman inquired about the compensatory flood storage. There will be 830 ft³ of compensatory flood storage.

Mr. Richard O'Shea, of 108 Prentice Street, an abutter to this property, explained that when it rains hard, the water does flow across the street and onto his property. Mr. Katuska explained that this property is very low and will gather water regardless of how the flood storage is designed.

The Commission requested that native plantings be planted in the compensatory flood storage area and a narrow native vegetation buffer be planted along the wetland line.

The Board of Health (BoH) will review the septic system design on Thursday evening. Mr. Ryder will bring the plan back to the Commission with any BoH comments incorporated into the plan to the Commission's November 4, 2014 meeting.

Ms. Pilch made a motion to continue the hearing for DEP File # 185-784: 10-12 Fairview Street to November 4, 2014. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

General Business Continued

GIS Maps: The ability to look at a GIS map or Google Satellite map during a Conservation Commission meeting would be beneficial. The Agent explained that we would like to move towards requiring electronic submissions, so that it might be possible in the near future to project the information on a screen. The staff will send out inquiries for that capability.

At 9:12 PM, Mr. Lively made a motion to adjourn the meeting. Ms. Weissman seconded the motion. Unanimous. (5-0-0)

The next Conservation Commission meeting will be on **Tuesday, November 4, 2014.**