



TOWN OF GROVELAND
MASSACHUSETTS 01834

BOARD: CONSERVATION COMMISSION
TOPIC: Monthly Meeting
MEETING DATE: December 11, 2013
MEETING PLACE: Veasey Hall Meeting Room
TIME: 7:00 P.M.
MEMBERS PRESENT: M. Dempsey, J. Aalto, Keene, Eardley, A. Dalton
MEMBERS ABSENT: T. Schaefer, T. Grim,
RECORDER: J. Hauss

(Action Taken:)

Dempsey motioned to open the meeting at 7:05 p.m. Eardley second the motion. **(Voted: 5-0)**

A. 441 Main Street owned by Eric Harper.

Eric Harper recently purchased Esty's property. Plans for the site are the following: He met with Affordable Housing Committee and they support his plan. Area has sewer, electric, water, and gas. This project will take up to 8 years and will be done in phases. He is planning to place the electric underground. The mill building is about 200 feet from the buffer. 40,000 pound of rubbish was removed from the property over the summer.

The building facing Main Street has 2 floors (approx.5000 sq. ft.). There will be a stone wall with a berm and trees. The pavement will be dug up. The parking will be out back of the building. Harper doesn't know what will go in this building yet. A berm will be placed in the back of the parcel. The town would like a park and a river walk. This is being considered by Harper. Keene had a concern for a park and the pavement. He said if there is a plan it should be brought together jointly.

Keene asked if there is a proposal for a park, who is working on it? Harper said the Affordable Housing Plan has a trail and open space.

Harper is applying with the state under the LIPP program for affordable housing. He would like to start the first phase in the Spring 2014. There will be 28 units made up of town houses. It will be a mixed use.

Eardley said that if Harper is pulling pavement and disturbing the ground and the shoreline, then the land is being disturbed. Materials can be flowing into the river. The goal is to get through the issues.

Dempsey will draft a letter stating support for the general concept of the plan.

(Action Taken:)

Dempsey motioned to put a letter of support to this project. Keene seconds the motion. **(Voted: 5-0).**

B. Groveland Fairways- Robert Arakalian

This project was approved by the Planning Board in June 2013 to start in September. Design changes were made by Mr. Cusick, Superintendent of Water Dept. A sewer pipe has to be put into the ground.

They need to get into the buffer zone one more time for the water line. He is looking for a waiver of fees. Dempsey said he spoke to Danielle Arakalian. Dempsey said he rode by the area and the erosion controls were messy.

Keene said reducing to half makes sense. They already been there twice given the fact there were constraints.

(Action Taken:)

Eardley motioned to grant the request to reduce the waiver fee to be reduced to \$200.00 for four days. Aalto seconds the motion. **(Voted: 5-0).**

Dempsey will write a letter concerning the area.

C. 201 Center Street

For a single family home there is a stream running through it. The wetland impedes it. There will be test borings. They want to put up silt fence and will do it after ground freezes. They will wait till it is frozen about 6-8 ft. across. The culvert will be developed which is why they are putting in boring. The house being built is out of the buffer zone. There will be a 6 in. round and 10 ft. deep hole which will be filled after.

Taylor Turbide said he will send Dempsey an email when the procedure is completed.

(Action Taken:)

Dempsey motioned that 2 borings to done within the next months when the ground is frozen. Aalto seconds the motion. **(Voted: 5-0).**

Dempsey has requested to be on the Selectmen's agenda on December 16 or December 30. He said he will try to schedule for January so Aalto can accompany him to the meeting.

D. Lower Center Street- Discussion of abuttor complaints.

Aalto said we are in seasonal restricted time. Based on order of conditions, the logs should cover everything. Aalto is currently creating a checklist. Aalto said we have grounds for Arakalian to put funding for this in his yearly budget. The maintenance plans call for regular visits for clean out. Aalto said if he puts this in his budget then he owns it. A solution is in place but there is a cost involved. We are not meeting what is supposed to be done.

Dempsey said we are taking action in creating this checklist. He will bring this up to the Selectmen.

E. 8 Dewhirst Street- The Certificate of Compliance was signed off.

F. 908 Salem Street GRDA Hearing

Dempsey opened the hearing at 8:38 p.m.

Dalton said that Valley Tree was at the property where 3 trees are hanging over the building. These trees are in the wetlands. Chris Muollo spoke to Dalton when he filed to cut down 3 trees. There is 35 ft. from the wetland to the building. The purpose is to remove the trees for the safety of the building since they may fall during a storm. They are going to leave the stumps there and clean up . They are also cutting any branches which hang over.

Keene suggested marking the trees which are being cut down.

Dempsey will write a letter stating he can cut down 3 trees and the other branches that hang over.

Dalton will take pictures of the trees to be cut down.

(Action Taken:)

Dempsey motioned that 3 trees and branches be cut at 908 Salem Street.

Keene seconds the motion. **(Voted: 5-0).**

The hearing closed at 9:47 p.m.

G. 207 Center Street

This property had a difficult septic system. Dempsey said they finished it and there was a problem on the culvert on Morrow Lane. They needed 5 days and sent \$250.00 fee.

Dempsey looked at the culvert originally. The project is completed and we are very happy.

H. 186 Washington Street- Waiver

Eric Gorski said he has done 8 days of work already and might need 11 days. He is hoping the binder will go down but its weather permitting. The site is not stable.

Eardley will stay on his case.

Dempsey would like to revise the Con. Com. Fees.

Aalto would like to warn the people that it is \$400.00/day. There will not be any waivers.

This is to discourage people.

Dempsey said next year we will make a list of all open projects in September. Each member will get a list and call people and tell them to plan to be done by November.

Other Business:

Dempsey would like to change a few things.

1). Fees-Dempsey would like to increase the fees in 2014. No amounts were disclosed.

2.) Change the bylaws:

a. Have consultant peer review

b. Ticketing at \$300.00/day. (Keene will look into this.)

Eardley would like a bylaw text for the River Protection Act. This is a local bylaw.

Hauss will advertise for a hearing to discuss fees and the bylaw changes to the public.

(Action Taken:)

Eardley motioned to close the meeting at 9:23 p.m. Aalto seconds the motion. **(Voted:5-0).**

The next meeting is scheduled for January 8, 2014.

Approved: _____ Date: _____