



TOWN OF GROVELAND

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**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD: CONSERVATION COMMISSION
TOPIC: Monthly Meeting
MEETING DATE: May 13, 2015
MEETING PLACE: Veasey Park Meeting Room
TIME: 7:00 P.M.
MEMBERS PRESENT: M. Dempsey, J. Aalto, T. Schaefer, T. Grim
MEMBERS ABSENT: C. Keene
GUESTS: none
RECORDER: Hauss

(Action Taken:)

Dempsey motioned to open the meeting at 7:07 p.m. Aalto seconds the motion.

(Voted: 3-0).

Lower Center Street

Dempsey said a bed of soil and some plantings were potted down on Center St. Dempsey said he placed hay bales with stakes so the dirt would not erode. The company which is maintaining the beaver deceiver in this area found the device was operational. Dempsey met with the Chief of Police about Lower Center St. He said the complaints over the past 1 1/2-2 years have dropped since the Con Com has been working down in that area. Dempsey hasn't spoken to the Fire Chief about the grill and about the signage in the area.

Veasey Park Update

The damage to the Veasey Park Building exceeds over \$100,000. The insurance company will not cover all the damages. The work to start fixing the roof is to commence on June 7. The Community Preservation Project was approved at town meeting for new windows and a door in the Great Hall. This project will be underway on July 1.

Center Street Greenway Update

Dempsey is working with Essex County Greenbelt on conservation restrictions for the Maddenly and Angelini properties. This has been ongoing for about a year. The State has all the information that is needed. The conservation restriction should be in place within a month or two. There will be a note in the Conservation Restriction stating there is a

finite amount of time which gravel can be removed. On June 1, there is a meeting with the Water Dept. to discuss this area with Mr. Angelini. Mr. Angelini has not started any of the work regarding the gravel removal process.

Meeting about Solar Field

Dempsey had a site visit with the company who controls the solar field. They are concerned about trees shading some of the solar collectors. They would like to cut some trees down. The trees are located where the once owned Maddenly and Angelini property. Cammett Engineering will put a plan together and send it to this board.

Town Permit Study

There are 6-7 town departments who are trying to revamp the permit system for the town. The study group has hired MVPC to put together a permit document for the town. The Finance Director would like for the departments to split the cost. ConCom's share is \$460.00.

(Action Taken:)

Dempsey motioned to contribute \$460.00 towards the cost of the Merrimac Valley Planning Guide. Grim seconds the motion. **Voted: (4-0).**

764 Salem Street

Dempsey said there is still a problem at this address because of the large piles of debris. On December 6, 2013, Dempsey wrote the owner a letter. The owner does masonry work for a living. A concerned citizen called the BOS and made a complaint. Schaefer said he thought Carl Keene met with the owner. Schaefer and Keene will follow up on this issue.

Homestead Lane Subdivision

The hearing opened at 7:35p.m...

This hearing is about the roadway and 2 lots within a 5 lot subdivision with wetland buffer issues. We did not get the sign-off form from the finance director and the form for the Notice of Intent was an outdated application. You still owe us \$600.00. The filing fee went up \$200.00. Dempsey asked Mr. Holt owed any back taxes to the town. He said he did not.

Mr. Holt is working with Dehulla Homes. Dehulla Homes is purchasing the property. The subdivision was approved in 2008. There will be 550ft. of roadway. Lots 2-6 will be serviced by the subdivision road. The water main and services will be looped through Francis Ave. Lots 5&6 will be built outside the buffer zone.

Schaefer asked how long will it take for the work to be done on the easement. Dehulla said it will be 1-2 weeks.

Holt said the roadway and drainage is usually done early on before the homes are put in.

Schaefer said if something goes wrong then the town will have a bond set.

The road is going to the right of 48 King St.

A retention pond will be 129 inches by 2.5ft. The town will be maintaining the retention pond once the project is completed.

They can't cut more than 40% of the wetlands; no more than 2 inches thick and all trees will be marked.

Dempsey said we will continue this meeting to next month and have a site visit.

The homes on lot 5 and lot 6 are within conservation wetlands. This area is a private road until the town approves.

A site visit is scheduled for Saturday, May 30 at 9:00 a.m. The meeting for next month will be June 17 at the Groveland Town Hall Meeting Room. Questions from the site walk and conditions will be talked about at this meeting.

Action Taken:

Dempsey moves to continue the meeting to June 17, 2015. Grim seconds the motion. (Voted: 4-0).

213 Washington Street-The hearing opened at 8:29p.m.

Jim Scanlon spoke for the owners. They would like to construct a new dwelling, roadway, and utilities. The proposed dwelling is a (3) bedrooms. A portion of the new driveway is going up to a garage.

Schaefer said there were concerns about the driveways radius in the back. Most of the house was moved away from the wetlands. The existing driveway is off the lot. Filter sock will be used to be placed around wetlands. A site visit took place on March 27.

Dempsey wanted to know if there was an impact on the land.

Aalto said it is just the driveway that was the biggest impact.

Contractors will start working on this lot on June 1.

Action Taken:

Grim moved to accept the plans and the standard conditions for the lot. Aalto seconds the motion. (Voted: 4-0).

868 Salem Street-The hearing opened at 8:47p.m.

The Johnson's are having a problem with their septic system. It is an existing septic which is being replaced. The septic system is closer to the wetlands than it is to the street. Frye is the contractor replacing the system. They are just re-doing what is already there.

Dempsey asked when they will start the work.

Schaefer wants to make sure that erosion control is put into place.

Action Taken:

Grim moves to approve the plans as discussed with erosion control, pre-construction meeting and subject to review and approval of the plans from the Board of Health. Aalto seconds the motion. (Voted: 4-0).

441 Main Street

A site visit was completed on April 18, 2015. The commissioners requested 2 floats to be moved. One will be placed at B108 to be repaired. The condenser and compressor found on the property needs to be removed. July 1 is the target date when one of the floats will be moved off the property.

Dempsey opened the hearing on the continuance a Request for Determination of Applicability (GRDA) at 9:02p.m regarding fencing changes to Building 108 (B108). Grim looked at the plans dated March 12.

Dempsey read the changes that Mr. Harper would like to improve on the site. There are some paved areas which was exposed to erosion because of the rains last fall. The applicant is proposing to stabilize the area to avoid erosion in the future. He is proposing to cover with a 4inch layer of recycled gravel. Along the embankment of Johnson's Creek, the applicant would like to use rip-rap. He would also like to put fencing along portions of his property. He would also like to enclose B108. He would also like to replace windows and doors on B107.

Grim asked if there were constraints on using the recycled gravel.

Schaeffer said when we spoke to Larry Ogden we were very clear that we did not want recycled gravel with asphalt in it.

On the embankment along Johnson' Creek, some stabilization was completed under the emergency order. Harper would like to continue stabilizing this area. Placing rip-rap along the road and placing it along Johnson's Creek would help. There is a lot more erosion in that area so it will help.

Repairing the fence within 200ft zone will keep people from trespassing.

Replacing the doorway at B108- Harper said the right way is to pour a footing and a lip will be created.

Harper said when there is paving done it will be sloped away and contained in an area away from wetlands. Harper said he would also like to cut down some dead trees.

Dempsey will be visiting the site on May 14.

Grim asked if there is going to be an NOI for the paving of the area. He is concerned about work being done of the bank of the creek.

Dempsey said it depends what they do. If they are digging up then he probably will need a NOI. He is reinforcing the area.

Aalto mentioned that he would like to make the right decision in that from now on what will constitute a GNOI or an NOI.

Dempsey said the permit in most cases can be a letter.

Are we aware of any knowledge of lesser impact that filed or if they didn't file.

Dempsey said that half the filings at Stonebridge were RDA's.

Action Taken:

Dempsey motions to grant a permit for RDA; to place rip-rap along Johnson's Creek, closing of B108 and have recycled gravel without hazardous materials.

Aalto seconds the motion. (Voted: 4-0).

Aalto

Other Business:

Approve minutes from March 11 and April 8, 2015 with spelling corrections.

Dempsey seconds. Voted (4-0).

Pines Recreation Area

Dempsey said we had a site visit. Arakalian is getting the retention pond completed.

We have plans for the area. Dempsey will forward the electronic copies to the members.

Action Taken:

Grim moved to adjourn the meeting at 9:43p.m. Dempsey seconds the motion.

Voted (4-0).

Approved: _____



Date: _____

7-15-15