



**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD: Conservation Commission
TOPIC: Monthly Meeting
MEETING DATE: December 14, 2016
MEETING PLACE: Town Hall Main Meeting Room
TIME: 7:00 P.M.
MEMBERS PRESENT: M. Dempsey, F. O'Connor, T. Schaefer, H. Meninger, B. Formosi
MEMBERS ABSENT: T. Grim, J. Gebauer
HEALTH AGENT: Rosemary Decie
GUESTS: none
RECORDER: J. Hauss

(Action Taken)

Dempsey motioned to open meeting at 7:05 pm. Meninger seconds the motion.

(Voted: 5-0).

Dempsey said there will not be any more sign-offs due to the Building Inspector implementing a new software package which will alleviate the sign-offs. This will begin in 4 to 6 weeks.

Minutes Approved

Schaefer motioned to accept the minutes with the changes on page 2. O'Connor seconds the motion. **(Voted: 4-0-1)** Meninger abstains.

CPA Projects

Dempsey would like to put together 3 CPA projects.

1. Project for 3 year clean up at Johnson's Pond. There will be a clean-up of lily pads. Dempsey received a quote. There is a chemical that will kill the water lilies. It is a safe procedure. It is a 3 year proven project. The State may give the town money towards cleaning it up.
2. Develop a Management Plan for Johnson's Creek down to the Merrimac River
3. Veasey Park- Add in picnic area at bottom of hill and boat launch area. Implement vegetation and erosion controls down at Lower Center Street.

TOWN OF GROVELAND
9:17 JAN 23 PM 5:33
TAX COLLECTOR
CND

Open Discussion:

\$5,600.00 was raised at the Wine and Art Show at Veasey Park. They will be using the funds to buy a new furnace in 2017. They are working on 2016 CPA project to replace door and windows in the Gray Hall to make it more energy efficient.

Schaefer asked about the Pines Project. Rosemary Decie will locate the file for the next meeting.

(Action Taken)

Dempsey motioned to continue RDA/GRDA for 157 Main St. subdivision. Meninger seconds the motion. **(Voted: 5-0)**.

Holt said a site visit was done and everything was marked. Comments were made by the Planning Board. SeaCamp went back out and changed a few flags on the project. Holt spoke to the developer about the homes on lots 3, 4, & 5. They will place those homes away from the wetlands.

Dempsey said he visited the site with Decie on December 8th and had a few comments. They didn't see the perennial stream so they need to send us the stream stats. They said they were in a drought in June. Another comment is if they have considered moving the detention pond from Lot 3.

The cemetery would like to tie into the drainage.

(Action Taken)

Dempsey motioned to close the hearing and issue a determination to include 4 points:

1. The status on the stream
2. Retention pond location
3. Moving a house away from buffer zone
4. Flag location.

A request to file a Notice of Intent will follow. Meninger seconds the motion. **(Voted: 5-0)**.

Dempsey moved to open a NOI/GNOI 929-931 Salem St, commercial project. Meninger seconds the motion. **(Voted: 5-0)**.

Hal Chureber from CEG Consulting is representing Fadi Issa on this project for an NRAD.

The wetlands flags were approved by the Con Com. There are 77 acres of land. .38 acres falls in the Town of Georgetown. With 100ft. buffer zone there is an auto body repair shop on site, a garage and a 2 family house.

The applicant would like to demolish the 2 buildings and put in a building to be used as a convenience store, gasoline station, 5 auto body repair shops and 2 auto repair shops. The 2 underground tanks will be outside the buffer zone. There will be site improvements.

Over 25 ft. of gravel will be turned into green space. There is proposed paving with 100ft buffer. Part of the drainage is to collect all the run off generated from the pavement from the parking lot. This project requires a permit from the Planning Board for the gasoline tanks and a permit from the ZBA.

The applicant met with the Planning Board last month. They would like to keep this application pending the Planning Boards outcome. They would also like to curb the parking lot for drainage. There will also be a 2000ft. convenient store.

Dempsey said under the bylaw we can hire our own consultant for this project. Since the Planning Board has GZA working on it, then the applicant does not have to pay for another consultant.

We agreed to the location of the building. How reliable is the system going to be in place. Will the wetlands be protected?

Dempsey asked the Board not to hire a consultant and use GZA. We cans send our questions to them and they can answer them.

Schaefer said we should reserve the right to ask questions if we are not comfortable.

The entire parking lot can hold a spill because of the curbing and how the lot will slope.

Parker River Clean Water has concerns because of the habitat are where the turtles are. Dempsey would like to have a site walk. He will ask Parker River to come on the site walk. Dempsey would like to have a site visit on January 7 or January 14 at 9:00 a.m.

(Action Taken:)

Dempsey motioned to continue this hearing to Wednesday February 8, 2017
Schaefer seconds on the motion. **(Voted: 5-0).**

Meninger motions to adjourn the meeting. O'Connor seconds. **(Voted: 5-0).**

Signed: Neil Dempsey Date: 1/11/17