

MINUTES

Millbury Conservation Commission

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TOWN CLERK
14 AUG 21 AM 10:13
MILLBURY, MASS

Date: July 16, 2014

Time: 7:00 PM

Present: Ron Stead, Donald Flynn, Anthony Cameron, Paul DiCicco, Mathew Ashmankas
Absent: None

BOARD RE-
ORGANIZATION

The board of the Conservation Commission reorganized as follows:
Ron Stead motioned to nominate Donald Flynn as Chairman;
Mathew Ashmankas seconded motion; board voted unanimously. Donald Flynn accepted.
Paul DiCicco motioned to nominate Ron Stead as Vice Chairman;
Mathew Ashmankas seconded motion; board voted unanimously. Ron Stead accepted.
Ron Stead motioned to nominate Mathew Ashmankas as Clerk;
Paul DiCicco seconded motion; board voted unanimously. Mathew Ashmankas accepted

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Mat Ashmankas motioned to accept the minutes of the May 7, 2014 meeting;
seconded by Ron Stead; voted unanimously.

Ron Stead motioned to accept the minutes of the May 21, 2014 meeting;
seconded by Tony Cameron; voted unanimously.

Mat Ashmankas motioned to accept the minutes of the June 18, 2014 meeting;
seconded by Ron Stead; voted unanimously.

7:15 P.M.
PERKINS
PUBLIC HEARING

Patrick Perkins
Notice of Intent
1 Old Common Road
Chairman Donald Flynn read legal ad.

Document used:

- Plot Plan, Patrick & Eliisa Perkins, 1 Old Common Rd., Millbury, MA Dt: June 10, 2014
Kevin Kieler of Permit Solutions was present on behalf of applicant. He explained that last year Mr. Perkins repaired his front porch and did underground electrical work. At that time he was advised by the Building Inspector to file with the Conservation Comm. for this and any additional proposed work. Applicant is filing now for previous work & proposed driveway work within buffer zone (BZ) to wetlands and nearby stream. Mr. Kieler said proposal is to bring up grade of driveway near street because currently runoff from Elmwood St. flows down driveway and into wetlands. Applicant advised that the DPW Director said Elmwood St. will be re-graded this summer & that he hopes the Town project & his own will be done at the same time. Mr. Kieler continued, explaining fill will be brought in to re-grade driveway and pitch towards street and a 2-car paved parking area is also proposed. Straw wattles are already in place as mitigation. Board reviewed proposal. Chairman Flynn stated concern of silting that may occur during driveway re-grading work, until asphalt is on, suggesting an area of 2 to 3 feet of crushed stone along the street, the width of the driveway, to mitigate any silting.

Mat Ashmankas motioned to close the hearing; seconded by Paul DiCicco;
voted unanimously to close.

An Order of Conditions will be issued and conditioned accordingly.

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7:30 P.M. Elite Home Builders, LLC
ELITE HOME Notice of Intent
BLDRS, LLC Howe Avenue (Assessor's Map 37, Lots 80-84, Map 45, Lots 219-222)
PUBLIC HEARING Chairman Donald Flynn read legal ad.

Document used:

- Site Development Plans "Cobblestone Village" at Howe Avenue May 29, 2014

John Grenier of JM Grenier Assoc. was present on behalf of applicant. Steve Venincasa of Elite Home Builders was also present. Mr. Grenier gave an overview of the site and proposal. He said wetland area exists at northern part of property and two other wetlands, mostly off-site, to south & west. Proposal is for construction of 6 apartment buildings with a total of 72 units, accessory structures, parking facilities, stormwater management facilities & associated site work. The site was previously permitted (2007) for an 8 lot subdivision. He said 1/3 of the 7 acre site will be impervious. Ledge on northern side will require cuts. Sandy soils found elsewhere on site. Detention basin & recharge area proposed in area where sandy soils will be beneficial. Erosion controls proposed on site during construction in down gradient areas. Basins will be constructed first and used to mitigate runoff during construction. Sediment & erosion plan submitted in proposal. He said proposal meets stormwater requirements, explaining, combination of deep sump catch basin, water quality swale & infiltration basin will accomplish 80% TSS removal. He said an additional open-air detention basin was proposed at the entrance of the complex, however, the Planning Board has asked this be removed. Thus, plan will be revised proposing instead a subsurface drainage system with a series of perforated pipes and stone in that area. Discussion ensued. Tony Cameron asked if they encountered water when test digging at entrance of site and was told they saw seasonal high water conditions. Members discussed site location relative to Howe Pond on opposite side of road & to the north. Mat Ashmankas was told ledge will be removed by blasting and asked if proponent is aware of personal wells in the area. Steven Venincasa said he's consulted a blasting professional and as previous project specified, several chemicals not to be used for that project still will not be used. Chairman Flynn commented that the Planning Board usually addresses and imposes restrictions on matters regarding blasting on site. Chairman Flynn concerned of affects to wetland due to proposal. He contends, runoff that would normally go to wetland is being diverted, thus depriving existing wetland of that runoff. Proponent discussed elevations. John Grenier said will be only 5% grade throughout site. He referred to drainage calcs. submitted. He said gutters & roof runoff to go to infiltration basins. The 1/4 acre infiltration basin will be 4' deep with 28,000 cu ft capacity. Ron Stead noted how close bldg. 5 is proposed from wetland, concerned how wetland will be protected during & after construction. Mr. Grenier said proposed mitigation should protect it during construction, stating 4' deep frost wall is proposed, no cellar. Ron Stead suggested after construction signage and fencing be placed at all wetlands on site. Mat Ashmankas discussed snow storage, observed several small storage areas indicated. Mr. Grenier said if large snow event occurs, will have to truck snow off site. Chairman Flynn asked about construction sequence. Mr. Grenier said they will have a specific sequence when they file SWPP. Audience members spoke. Larry Richards of 6 Lincoln Ave. voiced concern about the saturation of water already existing in that area – believes his property will be adversely affected due to proposed alteration. Margaret Dupuis of 4 Lincoln Ave. commented that the proposed detention basin is unpleasantly close to her property. Board advised her the PB can address this, while the proponent stated he would be amenable to do plantings to

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hide her view of the basin. Sharon Richards of 6 Lincoln Ave. voiced concern about the proposed cutting of existing large trees, contending the water normally absorbed by those trees will add to the water saturation problem. She also stated that at the PB meeting the proponent said there would be no blasting.

The board suggested continuance pending revised plan.

Ron Stead motioned for continuance of the Notice of Intent to 7:15 P.M., August 20, 2014; seconded by Tony Cameron; voted unanimously.

8:00 P.M. Ucef Charmchi
CHARMCHI Notice of Intent
PUBLIC HEARING 8 Bayberry Lane
Chairman Donald Flynn read legal ad.

Document used:

*- Septic System Design Ucef Charmchi 8 Bayberry Lane, Millbury, MA Date 7/2/2014
-letter from David Mickelson, dated July 15, 2014*

Chairman Donald Flynn read aloud a letter from abutter David Mickelson in which he expresses concerns relative to applicant's proposal.

Patrick Burke of HS&T Group was present on behalf of applicant to propose construction of a single family house (SFH) with well & septic system installation, within 100' buffer zone (BZ) to wetlands. Referring to site plan, he said no wetland disturbance is proposed, septic system will be 50' from wetland. Mitigation proposed.

Upon review of the plan, board members had a number of questions/concerns. Chairman Flynn noted that although proposal for SFH does not need to meet Stormwater Management regs., is any drainage system proposed. Representative said runoff will go into swale then into dropped inlet. Chairman reported he observed that the site is very wet and voiced concern of soils coming off the site. He asked about excavated soils (stockpiling/containment), nothing is noted on plan. Mr. Burke said, if not used on site, excavated soil may be stockpiled or will be removed off site. Discussion ensued about amount of digging and nearness to wetland. House proposed 8' from edge of wetland, foundation drain will be 4' from wetland, no basement proposed. Ron Stead asked about structure on property near pond and was told it's a storage garage without a foundation. Chairman Flynn reported he noticed considerable slope failure near garage & asked if anything is being proposed to reduce the flow of water which is currently causing the obvious failure. Representative replied, no. Tony Cameron remarked about site plan, observing no elevation is indicated in front yard. Discussion followed regarding proposed post-construction elevation and grade. Considering proposed fill, grade will be cliff-like, board concerned how site will be maintained. Chairman asked if any consideration has been given for encountering groundwater during construction. Mr. Burke said nothing addressed in submittal but if necessary they will dewater. Mat Ashmankas contested dewatering will not work in that area – would have to pump up gradient. Board then heard comments from the audience. Kevin Granger of 15 Bayberry Lane stated concern regarding the already significant amount of runoff in this area. Phil Nyberg of 21 Bayberry Lane stated that this lot is always seeping & contends the soils on site are (clay) impervious. John Loehmann of 65 Auburn Rd. stated concern regarding the constant amount of water that comes out of the culvert and concern of his own well becoming adversely affected as result of proposal.

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Following discussion, the Commission determined that more information is necessary, suggesting a continuance. The proponent is to revise plan to address the following: clearly define drainage swale; provide grades from foundation wall to street; slope/stabilization failure where garage is collapsing; soil management plan; road crossing; drain under driveway; impact on personal wells; dewatering plan. Representative agreed to a continuance.

Ron Stead motioned for continuance of the Notice of Intent to 7:45 P.M., August 20, 2014; seconded by Mat Ashmankas; voted unanimously.

YOUNG
CERTIFICATE OF
COMPLIANCE

The Conservation Commission was notified that work at 46 Carleton Road is done per OOC #224-714 issued to Ernest Young, and a Certificate of Compliance was requested. A Certificate of Compliance was approved.

INFORMATIONAL
ITEMS

The Commission received a copy of the Environmental Notification Form (ENF) regarding 'CasaVerde Villages' Residential Subdivision off Oak Pond Avenue.

The Commission received an electronic mail from Emily Norton of Friends of Willard Brook, soliciting support in asking Governor Patrick to withdraw his support for a high pressure gas pipeline throughout Massachusetts.

Ron Stead motioned to adjourn the meeting at 10:15 p.m.; seconded by Paul DiCicco; voted unanimously.

Respectfully submitted,

Andrea V. Paquette

Andrea Paquette
Secretary

Mathew Ashmankas

Mathew Ashmankas

Paul DiCicco

Paul DiCicco

Donald Flynn

Ronald Stead

Ron Stead

Anthony Cameron