



TOWN OF WESTBOROUGH
MASSACHUSETTS
Conservation Commission

Forbes Municipal Building
45 West Main St.
Westborough, MA 01581
(508) 366-3014

DATE: June 10, 2016

RE: Minutes of Meeting of May 10, 2016

Members Present: Chairman Koenigsberg, Member Buckalew, Member Kessler, Member Donley, Member Cushing, Member Kelley

Absent Members: Member Lundberg

7:00pm – Discussion – New phase of the Ridings Subdivision off Harvest Way.

Materials submitted for this discussion are a Plan entitled “The Ridings Conventional Subdivision Concept Plan Presentation Plan” dated March 22, 2016. A Plan entitled “The Ridings Open Space Subdivision Concept Plan Presentation Plan” dated March 18, 2016. A Plan entitled “The Ridings Alternative Open Space Subdivision Concept Plan Presentation Plan” dated March 21, 2016.

James Tetreault from Casa Builders explained to the Commission why there are 3 possible layouts for the new subdivision at Harvest Way. Mr. Tetreault started by showing the Commission what each layout looked like and how many house lots will be created, as well as where the wetlands are located.

Mr. Tetreault explained that Casa Builders has no intentions of placing house lots on the south side of the parcel, they will utilize that wetland area for future detention basins. Mr. explained that the Conventional Plan will create 19 house lots with 3000 linear ft of roads. The first open space subdivision plan does not fit within the Westborough Planning Boards Subdivision Regulations because it would have 19 lots on one road. Therefore they have come up with an alternative open space plan. This plan has two subdivision cul-de-sacs. This alternative plan would allow Casa Builders to be able to get the full 19 house lots that they are seeking to create. Casa builders would like to create only one cul-de-sac and have all 19 house lots but this concept would require a waiver from the Planning Board. The Bylaws only allow 15,000sf as the max house lot size for an Open Space Subdivision, most of the lots proposed are about 14,850 sf of acreage therefore they are just under the Towns Bylaws on Open Space Subdivisions.

Member Koenigsberg asked why the Planning Board was unreceptive to the double cul-de-sac. Mr. Tetreault stated that the grading and close proximity to abutter properties were the two biggest reasons.

Member Buckalew asked about stormwater implications considering the concepts have various amounts of asphalt. Mr. Tetreault explained that the two open space plans have 1230 linear ft vs 990 linear ft of pavement between them. Casa Builders has plans to create individual roof top infiltrators for each house lot.

The Commission discussed the wetlands ability to survive after the construction because the homes may cut off the water from reaching the wetland. It was proposed that the original land clearing years ago could have created the southerly wetland.

Member Kessler discussed the Libbey parcel and how this open space subdivision could allow access to the trails on the Libbey parcel.

Member Kessler discussed the difference between the Open Space Plans and how the two cul-de-sacs made it easier for the site to have more connected open space. The Commission agreed that Casa Builders should try and have the most connected Open Space to Libbey as possible.

Member Buckalew moved to recommend to the Planning Board that the Conservation Commission supports the Special Permit approval for the "Open Space Concept Plan" for the Subdivision known as the "Ridings II" on Harvest Way, Motion seconded by Member Kelley, motion passes 5-0-1 member Kessler abstained.

Member Buckalew moved to recommend to the Planning Board that the Conservation Commission be the recipient of the open space if the "Open Space Concept Plan" is approved during the Planning Board's Special Permit process, Motion seconded by Member Kelley, motion passes 6-0.

7:15pm – Discussion – Exxon Mobil remediation update Mass Turnpike Rest Area 6AW.

Materials submitted as part of this discussion include a document entitled "Westborough System Performance and Activities Summary January 4, 2016 through May 2, 2016.

Eric Henery and Erine Stoetzner from Kleinfelder presented the bi-yearly findings from the Exxon Mobil site to the Commission. Mr. Henry stated that Kleinfelder has tripled the amount of water that the system is processing since they took over. They have removed 13.66lbs of VOC to date.

Mr. Henry stated that the BOS injection system now has 57 injection points Kleinfelder added to the 11 points installed last June on the new system. Every month Kleinfelder has been collecting field parameters and monitoring the system with additional injection monitoring as demonstrated on the handout. Kleinfelder upgraded the container that they had the water running through to contain more pellets therefore they are able to process more water through this now.

The effluent VPH recovery system is being tracked Kleinfelder has had a decrease in effluent concentrations since the project started and they expect to see much more of a decline in the future.

Mr. Stoetzner provided the Commission with several pictures of the new system and explained what each picture was of and what that piece of equipment does. Mr. Stoetzner explained to the Commission that the trench may have to be redesigned because the trench is not as deep as it needs to be to affect the ground water flowing underneath it. Kleinfelder will add 3 more wells and they would hope the trench would not need to be used.

Mr. Henry discussed with the Commission that Kleinfelder feels 3 wells will capture most of the effluent and they will not need much more than that in the future.

Mr. Stoetzner explained to the commission the results of the Permeable Reactive Barrier, Well MW-204 had sulfate's increased 1284% and Nitrate increased 583% while VPH decreased 54% this well is 13 Ft away from the PRB.

MW-102 is 57 ft away and VPH has decreased 15%. This well was the most contaminated. Kleinfelder has noticed that so far about 50 ft away from the system they are seeing results. All data are shown on the handout.

Member Cushing asked if this would have a seasonal effect, Mr. Stoetzner stated they have not pulled enough data however its possible.

Mr. Henry showed the Commission a series of graphs that demonstrated how the monitoring wells reacted to the oxygenation system and how Kleinfelder has been monitoring the ground water in that area. MW-102 is the most contaminated well and has the most anaerobic environment within it. GES-7S is background well. Mr. Henry stated with this process the data looks scattered because of seasonal groundwater elevation changes.

Mr. Henry stated that Kleinfelder may upgrade the equipment in the trailer or they may have to get new equipment.

The Commission discussed a possible fern that would harvest the arsenic in the ground. Member Kessler stated that this fern would not be native to the area member Buckalew stated use spinach to remove the arsenic. Mr. Henry stated that while using plants is a great idea it's not practical there would be no ability to monitor what animals would be eating the plants. Member Kelley stated that they should protect the animals.

John Higgins asked if the Commission would like to meet with his client, he also stated if the Commission could ask for soil tests on the embankment and in new wells drilled at the bottom of embankment.

Member Cushing stated that sampling soils in new wells /should be standard practice. Then member Cushing explained that the Conservation Commissions roll is administrative and that the board has no role in recommending remediation's or investigating methods. Therefore, such questions need to be directed to Kleinfelder directly. .

Mr. Higgins discussed his walk through the site today, he reminded the Commission that the soils that was put into that area needs to be removed before final remediation can occur.

7:35pm – Discussion- Administrative Assistant building permit signoff.

The Conservation Officer explained that at the last meeting there are only two occasions when Sheri Rullie (The Conservation Commission Administrative Assistant) would sign off on a building permit routing sheet:

1. The Conservation Commission has already issued a permit; or
2. The property is non-jurisdictional.

This would only occur when the Conservation Officer is on an extended vacation. In addition, this ability to sign off would not be transferred to any successor Administrative Assistant should Sheri leave. If a property contains wetlands then the individual seeking building permit sign off will simply have to wait until The Conservation Officer returns from vacation.

Member Buckalew moved to authorize the current Administrative Assistant the ability to sign off on Building Permit routing sheets only when the Conservation Officer is gone on an extended vacation or other extended periods of time greater than a week(i.e. sickness) and furthermore, the Administrative Assistant can only sign off when the Conservation Commission has previously issued a permit for the property or the property contains no wetland jurisdictional areas motion made by member seconded by member Donley, motion passes 6-0.

7:40pm – Discussion – Update on Sandra Pond Reservoir Watershed Activities.

The Conservation Officer told the Commission that Bowman West is completed. The Conservation Officer will be going back to Town Meeting to get more funding for the trail to be placed on the inside of the guard rail. The Conservation Officer told the Commission that the amount of work that was completed using the Warrant Article money that was allotted for just the timber harvest is impressive. The Conservation Officer doesn't have any more funding to complete other projects in this area.

Other Business:

Member Buckalew moved to issue a Full Certificate of Compliance for DEP File # 332-763,169 & 169A West Main Street motion seconded by Member Kelley, motion passes 6-0.

Member Buckalew moved to issue a Full Certificate of Compliance for DEP File # 332-847, 40-42 Hopkinton Road motion made seconded by Member Kelley, motion passes 6-0.

Member Buckalew moved to issue a Partial Certificate of Compliance for DEP File # 332-815, 168 Flanders Road motion made seconded by Member Kelley, motion passes 6-0.

Member Cushing moved to approve the meeting minutes of April 12, 2016 motion seconded by Member Kessler motion passes 5-0.

Member Kelley motioned to adjourn motion seconded by Member Donley

Time of Adjournment____8:48 P.M_____

Respectfully Submitted,
Sheri Rullie, Administrative Assistant

Chairman Koenigsberg