

**WEST BOYLSTON CONSERVATION COMMISSION
MINUTES OF OCTOBER 4, 2006 MEETING**

MEMBERS PRESENT: Chairman David Eckhardt, Carolyn Padden, and Clerk Toby Goldstein. Barry Esteves will be late.

Meeting did not begin until Mr. Esteves arrived, due to lack of quorum. Only informal informational sessions took place until then.

Flagg Realty, LLC, Regarding Flagg RV, Continued Public Hearing, Notice of Intent, DEP File # 327-0229:

This was an informal discussion with regards to whether the applicant is addressing the comments of VHB Consultants or if additional changes must be made. Doug Andrysick and Jim Flagg represented. Mr. Andrysick discussed Flagg's removal of pavement, replaced with crushed stone, and the putting in of a detention basin. He thinks that a storm scepter basin in the gravel section is good for water quality and will give up some parking space for it. Mr. Andrysick discussed sediment launder, saying that sand would be visible and can be removed and is easy to monitor. They would clean this every year. Ms. Padden commented that it does not seem that there is room for a more efficient system, and that the Notice of Intent does not have a latitude or longitude. Mr. Eckhardt asked the applicant to, by the November 1 meeting, go through VHB's comments and decide which ones they can address and which ones do not seem reasonable to them. Tristan Lundgren from DCR was in attendance. DCR wants stormwater management to the maximum extent possible. They will need a variance, and possibly an MEPA permit. Mr. Lundgren feels that Flagg's proposal looks alright to him. The public hearing will be continued to next month, November 1, at 7:15. Mr. Lundgren said that he will also have John Scannell look through VHB's report.

Handy Lot, Corner Maple and Shrewsbury Streets:

Mr. Handy has installed haybales and a silt fence.

Ordering of MACC Handbooks:

Ms. Padden said that the Commission should order five of them.

Fairbanks Street, Informational:

Ms. Padden met with John Westerling, Leon Gaumond, and David Titus on 10/3/06 regarding water from Fairbanks Street flowing onto his property. It was recommended to put in a grass swale, or raise the elevation of the pipes and drop the inlet at a higher elevation and come down gradually. She was opposed to putting in a berm. The Order of Conditions on the property must be satisfied.

FWC Charitable Enterprise, Franklin St. 40 B:

At this point, the hearing was only informational. Mark Beaudry represented FWC Charitable Enterprises. Mike Garvey represented Wachusett Estates, abutters of the Franklin St. project. Ms. Padden told Mr. Garvey that the proposed play area was taken out of the plans for the project. Mr. Eckhardt mentioned that the size of the housing is now down to 26 units.

(At 7:54 p.m., Mr. Esteves arrived and the meeting officially began. Ms. Padden motioned to continue the Flag public hearing to November 1 at 7:15. Mr. Esteves seconded. All in favor.)

The public hearing for FWC officially opened. Mark Beaudry then gave additional changes to the site plan, which were given to the Zoning Board already. Significant changes were that the proposed open space/recreation area, and the footbridge were removed. Two units, the duplex, will be eliminated, allowing a recreation area to be moved there. The area is down to 20% pervious now, with a more conservative design for stormwater management. He said that they also received a letter from VHB and prepared a response to VHB's comments. VHB responded to the 28 unit plan. Mr. Beaudry said that many of the comments were moot now for the 26 unit plan. He discussed their comments with the Commission (please refer to letter dated 9/27/06, in FWC file:

1. They will submit a survey plan.
2. They propose drilling a hole in the tees on the catch basin, rather than placing caps on them.
3. They will raise the pipes in the catch basin in the storm sceptor 3 in.
4. Since there will be no duplex, they don't need bioretention areas.
5. Include test pit and borings on final plans.
6. They revised the existing conditions of the E1 and E3 watersheds, giving half the area to E1, and half to E3. This resulted in no peak flow rate difference, but the runoff volumes increased.
7. They considered this a moot point.
8. Regarding the freeboard question, they can achieve 1 ft. freeboard.
9. They also consider this a moot point, that they have corrected the inconsistencies.
10. Same
11. They said that the cover over chambers meets manufacturers requirements.
12. They addressed the inconsistency regarding the recharge trenches.
13. They eliminated trench 2.
14. How trenches dealt with in the analysis.

15. Regarding site-specific test pits at each recharge component: the Zoning Board said it is acceptable not to test the soil until the plans are complete. They will have a test pit at each recharge component.
16. VHB Suggested roof drains directed through bioretention areas. Building 1 has been moved. They wanted a smaller recharge system elsewhere in addition to the one there. Mr. Beaudry said that they feel that they don't need that. There is a small berm to collect the runoff there already.
17. They do not think they need headwalls, even though the town requires that. They are requesting an exemption.
18. Regarding an erosion control plan, that must be submitted to the Commission, as a condition of approval.
- 19a. They will clarify the erosion control barrier.
- 19b. VHB wants one added to the southwest side of the property, but there will be no work done there anymore.
- 19c. They will protect the roadways and adjacent property from sediment of construction.

Mr. Beaudry thinks that the public hearing should be closed. He is concerned because Mr. Teague needs State approval for financing. The Commission had further questions. Mr. Esteves was concerned about snow storage rather than removal, and that the accumulating snow will be pushed closer to the wetlands. Mr. Beaudry said that when the snow capacity is exceeded, it will be removed from the site. The Commission said that there must be specifications of depth of snow, after which it must be removed within 24 hours., and that it must be a certain distance from the wetlands. Ms. Padden moved to close the Public Hearing, but the Commission needs to put together Special Conditions, and issue them within 21 days after the hearing is closed. When they get a response from VHB, then they will put the Conditions together. The Commission discussed what the Special Conditions would include:

1. Response to comment 15 regarding test pits.
2. Regarding comment 18, that an operational and maintenance plan be submitted.
3. Hole in the caps of the tees be addressed.
4. Regarding comment 3-raise the pipes in storm scepters 1 and 3 by 3 – 4 in.
5. Limited use of sand and chemicals.
6. No snow disposal beyond the fence line, shown on the 9/18 site plan. Additional snow to be removed within 24 hours.
7. Move the erosion control barrier 20 ft. upslope (on the southern side) to the base of the fenceline.

Ms. Padden said that the Commission must issue the Order of Conditions on this within 21 days. She motioned to close the Public Hearing and issue the Order of Conditions. Mr. Esteves seconded. All in favor.

Bergeron Certificate of Compliance:

The Commission said that it was questionable that it was complete, and decided to make a site visit on Tuesday, October 10, at a time to be determined.

Bonnie View II Certificate of Compliance:

Mr. Esteves motioned to issue the Certificate. Ms. Padden seconded. All in favor.

Waste Management:

Mr. Esteves motioned to issue a Certificate of Compliance for 127 Hartwell Street, for the new parking lot. Ms. Padden seconded. All in favor.

Letter Regarding Magnolia Apartments:

Part of the parking lot is in West Boylston, and the rest of the property in Worcester. Filing of a request for Certificate of Compliance is required.

Minutes of 9/6/06 Meeting:

Mr. Esteves motioned to accept. Ms. Padden seconded. All in favor.

Minutes of 9/13/06 Meeting:

Corrections to be made, and minutes will be looked at again next meeting.

Mr. Esteves motioned to adjourn the meeting at 9:35 p.m.. Ms. Padden seconded. All in favor.

Submitted by: _____

Date Accepted: _____