

**MINUTES
WEST BOYLSTON CONSERVATION COMMISSION
NOVEMBER 5, 2008 MEETING**

MEMBERS PRESENT: David Eckhardt, Chair, William Chase, John Hadley, Ryan Killman, and Clerk Toby Goldstein.

MEMBERS ABSENT: Barry Esteves, Vice-Chair, Colin Cahill, and Mark Meola.

Mr. Hadley motioned to open the meeting at 7:30 p.m., at which time a quorum was completed. Mr. Killman seconded. All in favor.

Continued Public Hearing, Bethlehem Bible Church, Notice of Intent, DEP File # 327-0242, 307 Lancaster Street:

Mr. Eckhardt received an email from the applicants, requesting continuation of the public hearing to the January 7, 2009 meeting at 7:15 p.m.

Continued Public Hearing, Worcester Corporate Center, Extension of Order of Conditions, DEP File #327-0084:

(The Order of Conditions had been extended at the October 1 meeting until the November 5 meeting). Donna Truex, Nanette St. Pierre and John Beasley of Beals and Thomas represented. Mr. Beasley reviewed the map of the site with the Commission. The last wetland delineation done there was in 2005. There had not been any change in the wetlands, which were associated with an intermediate stream, from 2003, when delineation was done for construction of the Red Cross building. A portion of the road through the development (at Lot 54) still needs to be constructed, and this is subject to the outstanding Order of Conditions. The Planning Board is requiring compliance with DEP Stormwater Management standards. The applicants completed recharge and water quality treatments for the Red Cross and Emuge Buildings previously. The applicants feel that they have done the required work, and will not be moving out of the Buffer Zone. Mr. Chase motioned to close the public hearing and extend the Order of Conditions to 10/31/2011. Mr. Killman seconded. All in favor.

Public Hearing, Anthony Conklin, C and C Metals, Notice of Intent, 104 Hartwell Street:

Hossein Haghanizadeh, Anthony Conklin, and John Riel represented. The intended work is addition of 10,400 square feet of additions to an existing building at 104 Hartwell Street. Mr. Haghanizadeh showed the Commission the plan of the existing building and property. He stated that the proposed work would actually decrease, not increase, impervious area, and would improve water quality. The work would be done on areas already paved. The purpose of the addition is for more storage space, for items such as machine parts and boxes. There would be no storage of solvents, oils, or hydrocarbon materials. The gutter system will runoff into the parking lot. DCR approved of the proposed work. Mr. Chase motioned to close the public hearing and issue an Order of Conditions, with the conditions of erosion controls being put into place. Mr. Killman seconded. All in favor.

Other Business:

Worcester Street, Lot 28.1:

Paul Leonard, the owner of the property, contacted the Commission, asking if the lot can be developed as a residence, with a single-family dwelling. The lot is adjacent to #139 Worcester Street, and there is an easement across the lot for the resident on Lot 28.2, which is 151 Worcester Street. Also, there is a kettle pond on the front part of lot 28.2. Tristan Lundgren of DCR saw the property and has aerial photographs of it, and stated that, as a single-family dwelling, a variance is not needed. Mr. Chase suggested that the owner hire an environmental scientist to determine if there are in fact wetlands. Mr. Eckhardt sent an email to Mr. Leonard informing him that the lot is in both a Watershed Protection Zone and in proximity to wetlands, and that a Notice of Intent will need to be filed if the work will be within the 100 foot buffer zone of a wetland.

185 Laurel Street Update:

Mr. Lundgren and Mr. Eckhardt visited the property, and found most of the necessary remediation to be done. The wetlands appeared to be restored. They instructed HUD, who is looking to sell the property, to hire a wetland scientist to certify the compliance.

Regan Circle Septic Drainage Complaint:

The complaint was by Douglas Rayworth that septic material from 59 Prescott Street was draining onto his property at 3 Regan Circle. The Commission decided that the matter is under the jurisdiction of the Building Inspector and Board of Health, then the Conservation Commission. Mr. Eckhardt will contact both regarding the issue. The Commission would like to see erosion controls implemented.

Update on Menard's Auto Body:

Mr. Eckhardt addressed the Commission on the matter. He discussed how, when becoming Menard's after Randy's, underground petroleum storage tanks were removed without notifying the Commission. There were ground level concentrations of hydrocarbons, but Mr. Eckhardt consulted with LSP, who informed him that test wells are exempted activity and the concentrations were barely enough to need to be reported.

Old Century Farm:

An Aileen Griffin-Wright is looking for information on the Old Century Farm development, either a copy of the Order of Conditions or book and page. Another person was enquiring about lot #13 and any limits of excavation regarding wetlands. The clerk was instructed to get a DEP file number or lot number from Ms. Griffin-Wright to find out which property she is discussing.

Franklin Street 40B Affordable Housing:

There has been a minor revision of the final site plan due to the building being lengthened by 13 ½ ft. Mr. Eckhardt will contact VHB regarding this.

Update on Asian Longhorned Beetles:

Mr. Eckhardt addressed the Commission. To date, there are over 2500 infested trees, mostly in the Greendale section of Worcester, including 25 on the grounds of the Worcester Country Club. A systematic survey is being done. Outside of the core area, no infested trees have been found, except one in West Boylston and one in Holden. So far, only infected trees are being treated. DEP, DCR and MACC are working on new regulations. Mr. Killman explained the process of the infestation of a tree by the insect.

At 8:30 p.m., Mr. Chase motioned to adjourn the meeting. Mr. Hadley seconded. All in favor.

Submitted by: _____

Date accepted: _____