

MINUTES
WEST BOYLSTON CONSERVATION COMMISSION
MAY 6, 2009 MEETING

MEMBERS PRESENT: Leonardo Angiulo, Colin Cahill, William Chase, John Hadley, Charlene Hopkins, Mark Meola, and Clerk Toby Goldstein.

MEMBERS ABSENT: David Eckhardt, Chair.

(New member, Leonardo Angiulo, was sworn in prior to the meeting). Mr. Hadley motioned to open the meeting at 7:02 p.m. Mr. Cahill seconded. All in favor.

Minutes of April 1, 2009 Meeting:

Mr. Hadley motioned to accept the minutes as submitted. Ms. Hopkins seconded. All in favor.

Angell Brook Development Corporation, Request for Certificate of Compliance, DEP File #327-0206:

Mr. Chase will inform Michael Staiti that the Commission can only issue a Certificate of Compliance at this time for specific parts of the Development, not for 100 percent. Meanwhile, at the April 1 meeting, the Order of Conditions was extended for three years.

Murphy, 128 Worcester St.:

The Commission had sent an Enforcement Order to Mr. Murphy. Mr. Eckhardt visited the site, and recommended that the property be delineated. Drainage from Route 12 inundates the property during storms. Mr. Murphy contended that he restored drainage on the property, but there is a septic system under the parking lot of the abutting property. First, it must be determined if wetlands are located there. Second, it must be determined if there is any leaching from the abutting septic system taking place. Mr. Chase suggested that Mr. Murphy consult with John Scannell at DCR to find out if any determinations have been made on that property, and what the results were. Then, the property might have to be delineated. The Commission agreed to continue this matter to the June 3 meeting.

Robert Dunn Request for Certificate of Compliance, DEP File #327-0240, 44 Worcester St.:

The Order of Conditions issued for the above was never recorded with the Registry of Deeds. With the legal advice of Ms. Hopkins, the Commission decided that the Certificate could not be issued until the Order is recorded. The clerk was instructed to draft a letter to Mr. Dunn, informing him of this decision, and telling him that he can be issued the Certificate at the June 3 meeting if he records the original Order with the Registry of Deeds and brings/sends the recording confirmation to the Commission in time for the meeting. If he does not still have the original, he needs to let the Commission know, so that they can re-issue one.

Public Hearing, Surabian Realty, Notice of Intent, DEP File #327-0245, 184-186 West Boylston St., for Proposed Additions to Wachusett Plaza:

(Mr. Angiulo recused himself from this). Patrick Healy and Andrew Surabian represented. Mr. Healy reviewed a map of the site with the Commission. The applicants propose to construct 2 additional buildings in the front of the Plaza. Possible structures include restaurants, banks, retail businesses, or a combination. They also want more of a right angle intersection at the entrance, and more parking at the north end of the driveway. The truck route will still be around the rear of the buildings. They will also provide a vegetative area. The buffer zone will be altered. Roof runoff will be collected in compliance with stormwater regulations. The applicants will install hooded traps instead of catch basins on the pavement, also. They suggested that snow can be stored in an area of grass or vegetation, and that they would use sand rather than salt in the winter. Additional lighting was also proposed. Mr. Hadley motioned to close the public hearing and issue the Order of Conditions, with no special conditions. Mr. Chase seconded. All in favor.

Public Hearing, John Lugo, Request for Determination of Applicability, 16 Woodland Street:

Mark Blanchard and John Lugo represented. The Request is for addition of a two-story building with associated parking on the above property. Mr. Blanchard reviewed with the Commission a map of the existing site. The bulk of the work will take place in a secondary zone of the Watershed Protection Act. Currently, runoff from the pavement flows down the street and into a brook. The applicants propose work on the outer riverfront area, within 200 ft. of the brook. They indicated their proposed erosion control. They indicated the intended uses of both floors of the building, and also want to pave the parking lot. There would be no more loose gravel. They also propose to put in grass, collect water in a storm sceptor, and have runoff flow into an underground chamber system. DCR and MEPA wanted a complete stormwater maintenance plan from them, and DCR wanted all of the groundwater infiltrating into the ground, instead of into the street. Mr. Hadley motioned to close the public hearing, and issue a Negative Determination. Ms. Hopkins seconded. All in favor.

James Zingarelli, Request for Extention of Order of Conditions, DEP File #327-0227, 11 Malden Street, Lot 24:

Mr. Zingarelli represented. He reviewed a current site map with the Commission. He removed wetland material, stockpiled it, and replicated it in another area. He wants to do some clearing, install erosion controls, and add fill. No more building is intended. Mr. Zingarelli will do the above work himself, and wants a three-year extension to continue the work. He would inform the Commission as he works before making any changes in the intended work. Ms. Hopkins motions to issue the Extension of the Order of Conditions for three years, extended retroactively from the third of May (as that was the actual date of expiration, but applicant filed his Request with the Commission well in advance). Mr. Meola seconded. All in favor.

Conservation Commission Elections:

Mr. Angiulo nominated Mr. Chase for Chair. Mr. Hadley seconded. All in favor. Mr. Hadley nominated Ms. Hopkins for Vice-Chair. Mr. Chase seconded. All in favor.

Mr. Cahill motioned to adjourn the meeting at 8:15 p.m. Mr. Hadley seconded. All in favor.

Submitted by: _____
Date accepted: _____