

MINUTES
WEST BOYLSTON CONSERVATION COMMISSION
JANUARY 5, 2015 MEETING

MEMBERS PRESENT: David Eckhardt, Associate Member, John Hadley, Vice-Chair (arrived at 7:26 pm), Charlene Hopkins, Vice Chair, David Mercurio and Clerk Toby Goldstein.

MEMBERS ABSENT: William Chase (Chair) and Mark Meola.

At 7:02 pm, Mr. Eckhardt moved to open the meeting. Mr. Mercurio seconded. All in favor.

Informal Discussion of 137 Shrewsbury Street:

Planning Board furnished a site map of that property and development proposed there of (2) new buildings on (3) parcels. The Commission members reviewed the map, including businesses surrounding the property.

Minutes of December 1, 2014 Meeting:

After review of the minutes by the Commission members, Mr. Eckhardt moved to accept the minutes as submitted. Mr. Mercurio seconded. All in favor.

Afra Terrace:

Mr. Eckhardt moved to continue discussion of maintenance issues on the property to the February 2 meeting, as no representatives attended this evening's meeting or contacted the Commission, and no additional materials requested by the Commission have been submitted to them. All members were in favor of continuing discussion in February.

Nuha Circle Update:

The Commission members reviewed information given to them regarding this proposed development (on file), a Preliminary Subdivision Plan by Land Planning for Metrowest Builders; Planning Board requested any comments that the Town boards might have regarding the proposed project and this information. (The Clerk stated that Mr. Chase already reviewed this material). Mr. Eckhardt summarized that the property is a proposed development with (9) house lots by Metrowest Builders, owned by Iqbal Ali. Mr. Eckhardt discussed the issue of enough water available in case of fire, due to problems with water pressure, and if it was found that there was not enough water available from the water main, either a cistern would need to be used, or sprinklers in the homes. Mr. Eckhardt continued that, according to the building inspector, a flow test was done, and it was determined that there was enough water in the water main. Ms. Hopkins added that the road in the development was also an issue, because of stormwater runoff from Prescott Street. The Commission members decided that they had no jurisdiction in the matter, and that these problems were building issues, and they would choose no position on the matter and had no comments for Planning Board. They discussed that Mr. Ali is in

the process of obtaining permits from various Town boards for the project, and that DCR, an abutter to the property, is aware of the project.

Wachusett Liquors Occupancy Permit:

As far as the Commission members know, Wachusett Liquors is still under a temporary permit.

WPI Project Update:

Mr. Eckhardt explained this project to Mr. Mercurio, who was not yet a member when the project was discussed at the November, 2014 meeting. He explained that this was a Capstone Senior Design Project for Engineering majors, and a team of (3) students, working with the help of Vinny Vignaly, are proposing a traditional housing development on the Mixer property on Prescott Street as an alternate of a Low Intensity Development (LID). Mr. Eckhardt continued that he walked the property with the students involved and answered various questions that they had such as about the utilities on the property. The students are presenting the project around April 1st. They are also meeting with another board. Mr. Eckhardt and Ms. Hopkins discussed that after presenting the project, which will be a feasibility study, there may be value of the project to the Town (WPI has ownership rights to the project).

DEP Circuit Rider:

Judith Schmitz is now Circuit Rider for the Central Region for DEP. Ms. Hopkins and Mr. Eckhardt explained to Mr. Mercurio the purpose of a Circuit Rider, what DEP's functions are, and how bylaws would be helpful as a means of defining DEP's regulations. (Mr. Hadley arrived at 7:26 pm). The Commission members decided that they would like to invite Ms. Schmitz to attend the March 2 meeting, rather than the February 2 meeting that they decided upon in December, so that they could discuss the draft bylaws at the February meeting to explain them further to Mr. Mercurio, who wanted a better understanding of what they will entail. The Clerk was instructed to e-mail Ms. Schmitz, sending her the draft bylaws, and asking her if she could attend the March meeting so that they could utilize the February meeting to clarify the draft bylaws to their new members and that they will hopefully present them at the May Town Meeting. Mr. Eckhardt suggested to Mr. Mercurio that, if he would like to have a special meeting in the spring with the Bylaws Committee, to let the Commission know, and Mr. Mercurio replied that they could do that after the February meeting. Mr. Mercurio also would like the Clerk to e-mail to him a copy of the draft bylaws.

MACC Publications:

Mr. Eckhardt and Ms. Hopkins explained the MACC Environmental Conference courses to Mr. Mercurio; printed materials of the courses are not available unless someone attends the courses. Mr. Mercurio informed the Commission members that his son is interested in becoming an associate member; they suggested that he inform Leon Gaumond of this. The Commission members decided that they did not need to order a new MACC Online Environmental Handbook. Ms. Hopkins offered to bring her MACC Fundamentals materials to the next meeting for Mr. Mercurio. The Clerk will notify Mr. Mercurio when she receives any information regarding the Spring Environmental Conference. The Clerk also mentioned some new reference materials from MACC that she will leave in the office, regarding updated Wetland Protection Act regulations, Wetlands forms, and Wetlands and Waterways regulations.

Continuation of 137 Shrewsbury Street Discussion:

Mr. Eckhardt mentioned to Mr. Hadley the previous discussion of the plans for this proposed project, and pointed out erosion controls on the plan, wetlands, landscaping, buffer zone, retention

pond, railroad and other features on the map of the site. The first phase of the project will be site development, doing the underground, utilities, grading, possibly foundations. Phase two will be building of the structures. The Commission members opined that this would be a good project for the Town, and that they had no comments for Planning Board regarding it. Ms. Hopkins did ask about parking there, Mr. Eckhardt pointed out the area, and Mr. Hadley added that only one parking space per every 100 square feet or so is required. Mr. Eckhardt added that it was not obvious whether or not Concomm had jurisdiction.

Asian Longhorned Beetle (ALB) Update:

(Mr. Eckhardt, who has been deeply involved in the subject, had information he thought important to share with the Commission). Mr. Eckhardt told the members that there were additional detections of ALB in November and December, and possibly greater than ten percent of infected trees were previously missed. One area in Worcester was the Green Hill neighborhood. Mr. Mercurio asked where they were detected in West Boylston, and Mr. Eckhardt replied east of Worcester Street, behind Walmart and up the hill. He mentioned that none were detected in the Angell Brook and Hillside Village developments. He also mentioned that the ALB management planned a meeting with Leon Gaumond in December, which was postponed.

With no further business to discuss, Mr. Eckhardt moved to adjourn the meeting at 7:56 pm. Mr. Hadley seconded. All in favor.

Submitted by: _____
Date accepted: _____