

TOWN OF LEICESTER

Conservation Commission
3 Washburn Street
Leicester, MA. 01524
(508) 892-7007
www.leicesterma.org



Conservation Commissioners

Stephen Parretti, Chair
James Cooper, Vice Chair
JoAnn Schold

Conservation Commission Meeting Minutes

Date: February 15, 2023

Time: 6:30

Location: Leicester Town Hall-Select Board Meeting Room

Commissioners Present: Stephen Parretti, James Cooper, JoAnn Schold, Ashlyn Coyle

Others Present: Donna Main, Department of Inspectional Services Assistant

ORDER OF BUSINESS:

1. Request for Determination of Applicability (RDA)

90 & 92 South Main Street, Applicant: Town of Leicester, Russell Memorial Park accessibility improvements

2. Notice of Intent (NOI)

- 778 Main Street (DEP# 197-0696), Applicant: Charlton Road Reality, LLC, construction of 3 new multi-family buildings totaling 25 residential units and associated site improvements
- 0 Chapel Street (DEP# 197-0670), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
- 31 Chapel Street (DEP# 197-0669), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area

3. Discussion/Miscellaneous

- New member application, Vanessa Lopez
- Clark Street (Parcel: 37-D6.5-0)
- 120 White Birch Street, expired order of conditions (DEP#197-505)
- 136 White Birch Street, amendment/modification (DEP#197-0672)
- 82 Baldwin Street, wetlands violation
- 15 Bond Street, wetlands violation
- Open Space & Recreation Committee

Mr. Parretti called the meeting to order.

1. Request for Determination of Applicability (RDA), 90 & 92 South Main Street (RDA# TBD), Applicant: Town of Leicester, Russell Memorial Park accessibility improvements

Jack Denninger is representing for this project. The plan is for ADA improvements to the park, the existing conditions consist of a gravel driveway from Main St., gravel parking and walkway areas. The proposal is to add four (4) ADA, parking spaces on the existing, disturbed gravel parking area that will be connected to the ball fields by concrete or asphalt walk. There will be only minor impact to undisturbed areas as there is an existing tenant storm drain, that is very silty, that would be replaced by a 12" RCP pipe with culvert ends. Erosion and sediment controls will be used across the entire project.

Kurt Parliament, 44 Henshaw, just wanted to voice his concerns of the pond and the flow of water to it as it is already suffering and very low

Mr. Parretti stated that he thinks that is a different issue, not covered by this project, but it is a good point and that maybe they could look into a retention basin or something there as a separate project.

Motion: Ms. Schold, moved to approve the RDA with a -3 determination

Second: Mr. Cooper

Discussion: None

Vote: 3-0-0

2. Notice of Intent (NOI)

- a. **778 Main Street (DEP# 197-0696)**, Applicant: Charlton Road Reality, LLC, construction of 3 new multi-family buildings totaling 25 residential units and associated site improvements
The Applicant requested a continuance
- b. **0 Chapel Street (DEP# 197-0670)**, Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
The Applicant requested a continuance
- c. **31 Chapel Street (DEP# 197-0669)**, Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
The Applicant requested a continuance

3. Discussion/Miscellaneous

- a. **New member application**, Vanessa Lopez- not in attendance
- b. **Clark Street (Parcel: 37-D6.5-0)**-not in attendance
- c. **136 White Birch Street**, amendment/modification (DEP#197-0672)
Mr. & Mrs Burt are requesting an amendment to their existing order of conditions to include the placement of National Grid poles to run power to their new construction home. A plan from National Grid was presented showing the addition of two poles to connect the power from the street and across their culvert. The remainder of the powerlines to the home would be buried, from the second pole to the home.
Mr. Parretti is willing to entertain a motion to approve the placement of the poles by National Grid. The applicants will have to return prior to trenching for the underground portion of the electrical work.

Motion: Ms. Schold

Second: Mr. Cooper

Discussion: None

Vote: 3-0-0

A letter will be drafted on department letterhead for the Applicants to provide to National Grid

- d. **82 Baldwin Street**, wetlands violation. Mr. and Mrs Almonla had a magistrate hearing on February 15, 2023, regarding wetlands violations at 82 Baldwin St. that have been unresolved for a couple years. The determination of the hearing was that they appear before the Conservation Commission to come up with a plan to rectify the issue. MS. Schold explained to the resident that this issue has been going on far too long, and that the commission had tried to work with them by helping them

with Wetland Specialists years back and got no resolution. They have been advised to find another Wetland Specialist and they are to come back to the next Conservation Commission meeting on March 8 with a plan on how to resolve the violations. The Almonla's have another Magistrate Hearing on April 12, 2023

- e. **15 Bond Street**, wetlands violation. Jay Giggy. The residents were notified of wetlands violations a couple of years ago and there still has been no resolution. The Commissioners would like the residents to contact a Wetland Specialist, much like the last residents that spoke and reappear at the next Conservation Commission Meeting with a plan to rectify the violations that were brought to the town by the DEP.
- f. **120 White Birch Street**, expired order of conditions (*DEP#197-505*) Resident, Paul, is under contract to purchase the land and he was just looking for reassurance that a new order of conditions could be issued for construction of his new home. He was advised by Mr. Parretti that he most likely won't have the exact same orders because of changes in the land over the past couple of years. The resident left with more confidence on his purchase.
- g. **Open Space & Recreation Committee**- Jan Park 207 Greenville St.. Jan has been working with Alaa on this plan and Ms. Park was looking for support of the Open Space & Recreation Committee plan to present for the Spring Town Meeting warrant. The Planning Board has endorsed by the Planning Board. After a description of the history of past Open Space Plans in the town and how they would like to build and run the new committee the Commission has offered their support and endorsement of this plan. A letter of support will be drafted.

Motion to Adjourn: Ms. Schold

Second: Mr. Cooper

Discussion: None

Vote: 3-0-0