

Conservation Commission Meeting Minutes

Minutes of October 12, 2016

Members present: John Marc-Aurele, Acting Chair; Joshua Soojian, Jim Cooper

Members absent: Steve Parretti, JoAnn Schold

Meeting called to order at 6:34PM

Request for Determination of Applicability

Gemme/Fournier Lagoon, Stafford Street

Mr. Paul McManus of EcoTech, and Mr. Adam Last of Corporate Environmental Advisors in attendance.

Mr. Marc-Aurele read the Notice into the record and opened the meeting to discussion.

Mr. McManus gave the review. The site consists of approximately 2-acres in a former hazardous waste disposal site. This site is subject to ongoing monitoring and remediation/cleanup. The proposed work will consist of clearing vegetation from existing access roads in buffer zone, drilling new injections wells in buffer zone and injecting "Plume Stop" treatment into groundwater via new wells and existing wells within wetland. The only work within the wetland was dragging the hose, by hand, to access the wells. No wetland disturbance was proposed.

Mr. Marc-Aurele asked the duration of the injection process.

Mr. Last explained the injection process would be performed over a 1-week period. Then they would go into a post remediation-monitoring phase, which means collecting all their samples after the remedial event for evaluation.

They have been working closely with Mass DEP on this project. They visited the site and discussed the remedial approach with them and they are receptive to this approach.

DEP will be required to sign off on this project before going out into the field to start the approach. The material used is an activated carbon solution that is benign and environmentally friendly.

Opened to the public

Ms. Jan Parke, mother to one of the abutters who could not attend. She was concerned with what the Plume Stop was and how close would it get to the Auburn Town line.

Mr. Last said this is an old hazardous waste dumping site that's continually monitored by DEP for any seepage. He recommended reading all the information about the Lagoon and the Plume Stop that is available on the DEP website. He noted the Plume does not travel and was pretty stable.

Mr. Marc-Aurele noted that DEP will monitors and regulate the actual cleanup operation. The reason this is being heard before the Commission is because of the work proposed in the buffer zone.

Hearing no further comments or questions from the Commission or public, Mr. Marc-Aurele asked for a motion.

MOTION: Mr. Soojian moved to make a Negative Determination #3 "The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of

Intent, subject to the following conditions: waddles placed around the drilling area and to monitor the hose while pumping.

SECONDED: Mr. Cooper – Discussion: None – VOTE: All in Favor

Notice of Intent

93 Huntoon Memorial Highway, Lot A; (commercial bldg.. w/in buffer)

Mr. Cooper disclosed being an abutter, but having no financial interest or gain in this proposal. Mr. Marc-Aurele said the application has been advertised and submitted to DEP. DEP has not issued a case number for this project, so the Commission cannot make a final ruling on the project tonight.

The Notice will be read into the record and the public hearing will be opened. This will proceed through the initial presentation and any comments made tonight, will be continued to the next meeting before making a final ruling.

In attendance, Mr. Robert Murphy of R.G. Murphy & Assoc. & Mr. Kevin Menard, property owner.

Mr. Marc-Aurele read the Notice into the record and opened the hearing to discussion.

The property is located directly on Huntoon Highway and the majority of the property is wetlands. They are proposing to develop in the southeastern corner of the property, as far from the wetlands as they can, with a commercial building and to replicate.

In order to develop the parking lot and meet the zoning requirements, they need to fill some wetlands along the bordering edge. They plan to replicate, roughly 5,000sf on the other side of the wetlands, which is located on this property and contiguous to the work they are doing.

They developed a stormwater detention basin adjacent to the wetland that will treat the stormwater from the site.

All of the buffer zone area has been previously scoured, the vegetation, the topography has been altered over the years and this is not considered to be a pristine area. They would like to level it out where the building and parking is proposed and replicate, as required, the areas of to be filled, which is about 3% of the property.

They have not yet filed with the Planning Board or filed with the Board of Health regarding containment, i.e. Tight-tank. There will not be a septic system.

Mr. Marc-Aurele noted he was unable to view the site because the lot was not marked and asked for the lot to be marked for future inspection.

Mr. Murphy said they will mark the property and noted the property has been flagged and property corners flagged with orange tape.

Mr. Murphy requested the hearing be continued to the next available meeting.

MOTION: Mr. Soojian moved to continue the hearing to November 16th 6:30PM

SECONDED: Mr. Cooper – Discussion: None – VOTE: All in Favor

1749 Main Street (Marc Curtis; self-storage facility & contractor's yard)

Mr. Marc-Aurele said the application has been advertised and submitted to DEP. DEP has not issued a case number for this project, so the Commission cannot make a final ruling on the project tonight.

The Notice will be read into the record and the public hearing will be opened. This will proceed through the initial presentation and any comments made tonight, will be continued to the next meeting before making a final ruling.

In attendance, Mr. Jason Dubois of DC Engineering and Marc Curtis, property owner.

Mr. Marc-Aurele read the Notice into the record and opened the meeting to discussion.

This site currently has a Conservation Order of Conditions regarding the filling of the lot.

The site is approximately 6-acres and they are proposing a self-storage facility of 200-units, which includes asphalt drive aisles and parking, within the 100-foot buffer of a Bordering Vegetated Wetland. A Contractor's Yard also proposed along the front of the site.

The wetlands run north/south from Route 9 and follow to the back of the property.

A Stormwater Management Plan is in place, which consists of deep sump catch basins, water quality swales, and a depository storm sceptor cleaner that will be directed into a catch basin located in the southern portion of the site, before discharging into the wetlands.

Mr. Marc-Aurele noted that 3/4 of the property was within the 25-foot No Disturb area. The Commission would like to see some reduction in that and that it be shown on the plan.

The intension of the No Disturb is to preserve a buffer and some permanent protection to the wetlands. If it's not feasible to adjust the site, the Commission will take that into consideration.

Discussion opened to public

Ms. Jan Parke asked how far back the units were going on the property and who owned the property at the back line, because she was concerned with Audubon property being affected.

Mr. Curtis said Audubon Nature Trails go through his property and are just beyond where the solar farm was proposed.

Mr. Kevin Desaulnier, 1741 Main Street was concerned with the Contractors Yard not being paved, because their well was located in the front of their property.

Mr. Curtis explained that area would have road grindings because unloading excavators on asphalt will just rip up the pavement. The storage facility will be paved and the Contractor's Yard and runoff will be addressed through the Planning Board's Review Engineer.

Mr. Curtis said they did review the 25-foot No Disturb and found they would lose area because the site is long and narrow.

Mr. Marc-Aurele noted the Commissioners will view the site before the next meeting to get a better visual on the wetlands and the 25-foot buffer.

Mr. Curtis requested a continuance to the next meeting.

MOTION: Mr. Soojian moved to continue discussion on this hearing to November 16th

SECONDED: Mr. Cooper – Discussion: None – VOTE: All in Favor

Board Discussion

23 Salminen Drive – removing boulders at waterfront

The property owners want to remove large boulders from the waterfront during drawdown.

Mr. Marc-Aurele noted any work proposed at the waterfront during the drawdown period will require a Request for Determination of Applicability filing.

207 Main Street – parking lot expansion abutting Kettle Brook

The new owners want to expand the parking in the rear of the structure for a business and the Kettle Brook flows directly along the back property line.

Mr. Marc-Aurele said anything within 100-feet of a wetland and 200-feet of a riverfront is regulated under the Wetland Protection Act. He noted a Notice of Intent filing would be required.

298 Clark Street – cease & desist

The property owner unknowingly removed trees within a wetland area. The owner contacted the office before removal inquiring about the property being wet. There was no data found in the computer to show the property had a small wetland in front. The Commissioners did a site visit and was later informed it was the wrong property, because the wrong address was given.

All agreed to schedule a site visit.

136 Charles Street – complaint rebuilding retaining wall w/no erosion control

The complaint was accompanied with pictures of work done while the water was high and was touching the wall.

A letter will be sent to the property owner reminding them that retaining wall work can only be done during a drawdown and work area is dry. No work allowed when water is high.

Auburn Street Donation

The property owner wants to donate this parcel of land located on Auburn Street that abuts Towtaid Park and Kettle Brook to the Town. The Town Administrator has asked the Commission what process would be in order to convert this parcel into a trailhead parking area to the Park.

The Commissioners agreed a plan would be needed with an RDA filing at minimum and possibly an NOI filing, due to work w/in riverfront area. They felt this would be a similar filing to what was done for the proposed parking lot (trailhead) that Greater Worcester Land Trust wanted to build on Marshall Street.

Stiles Reservoir Dam Reconstruction

Complaints received over the weekend regarding flooding issues along River & Baldwin Streets.

Mr. Marc-Aurele will review the Order of Conditions, the approved plans and agreed to contact the Engineering Firm for further discussion.

Forestry Permits (DCR)

- Marshall Street DCR approval received
- Route 56 DCR approval received

Hearing no further discussion, Mr. Marc-Aurele asked for a motion to adjourn.

MOTION: Mr. Cooper moved to adjourn

SECONDED: Mr. Soojian – Discussion: None – VOTE: All in Favor

Meeting adjourned at 7:55PM

Respectfully submitted:

Barbara Knox

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