

Town of Leicester

Conservation Commission
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Conservation Commission

Stephen Parretti, Chair
James Cooper, Vice-Chair
JoAnn Schold, Member

Conservation Commission Meeting Minutes

Date: March 8, 2023

Time: 6:30PM

Location: Leicester Town Hall, Select Board Meeting Room

Commissioners Present: Stephen Parretti, James Cooper, JoAnn Schold

Others Present: Alaa Abusalah, Director of Inspectional Services/Town Planner

Order of Business

1.) Extension Request

500 Boutillier Road (DEP #197-0640) Applicant: ZPT Energy Solutions

2.) Certificate of Compliance (COC)

47 Fairview Drive (DEP #197-0382) Applicant Paul Dufresne

3.) Request for Determination of Applicability (RDA)

a.) Mulberry & Marshall Streets Applicant: Leicester Water Supply District

b.) 45 Fairview Drive Applicant: Nathaniel Cosper

c.) 803 Main Street Applicant: Patricia Shevory, Leicester Early Learning Center

4.) Notice of Intent (NOI)

a.) 138 Charles Street (DEP # 197-0698) Applicant: Mark Meacham

b.) 778 Main Street (DEP #197-0696) Applicant: Charlton Road Realty, LLC

5.) Approval of Minutes

a.) July 13, 2022

b.) September 14, 2022

c.) October 12, 2022

d.) February 15, 2023

6.) Discussion/Miscellaneous

a.) New Member Application, Vanessa Lopez

b.) Clark Street (Parcel: 37-D6.5-0)

c.) 82 Baldwin Street, violation update

d.) 15 Bond Street, violation update

1.) Certificate of Compliance (COC) 47 Fairview Drive (DEP #197-0382) Applicant: Paul Dufresne

Mr. Dufresne states that he did not know until the day of the meeting that he needed an as built report form an engineer and does not know who to go to since the project was completed 19 years ago.

The Commissioners offered guidance on how to obtain an as built and requested that he come back to the next meeting on April 12, 2023

2.) Request for Determination of Applicability (RDA)

a.) Mulberry and Marshall Streets Applicant: Leicester Water Supply District

Joe Wood, Leicester Water Superintendent and Michael Hornnig, Wright Pierce

LWSD has been working through an Administrative Consent Order from the DEP since 2016 on some compliance issues and they are coming to the end of that. They will be bringing in supplemental water supply lines from Marshall Street, which turns into Bailey around the Worcester line, and down Mulberry Street and connecting to their current system, the pump station will be in Worcester.

Ms. Schold: Asked why they did not apply for an NOI? She thinks they may need some DEP recommendations.

Mr. Hornig: States that because it is a utility project and most if it is under existing pavement, so they are not increasing the impervious area and have very few connections other than just fire hydrants.

Mr. Wood this is through the DEP, and they have relevant comments from before that show similarities to this project.

Ms. Schold: What are you filing for with Worcester? RDA, NOI?

Mr. Wood: They do not require anything because we aren't in their water shed

Motion: Mr. Cooper to Approve the RDA for the Leicester Water Supply District to do the required work on Mulberry and Marshall Streets

Second: Ms. Schold with a -3 determination

Discussion: They would like to know the schedule of work in advance and would like to know That they are using hay bales where necessary

Vote: (3-0-0)

b.) 45 Fairview Drive Applicant: Nathaniel Cospier Installation of patio pavers

He will be installing non permeable pavers on an approximately 20x20 area, going to the back slider of the house, where there is about 60ft of grass, it is shaded on multiple sides. Mr. Cospier has been over seeding the area trying, with no luck, to get grass to grow.

Motion: MS. Schold recommends the RDA for 45 Fairview Drive with a -3 DEP determination

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

c.) 803 Main Street Applicant: Patricia Shevory, Installation of staircase landing and playground.

Ms. Shevory needs to change the egress for compliance issues, so they are closing off the current egress and moving it to comply. They will use steel posts for the egresses at each end. They will also be creating a fenced playground area, around the back where the current gravel is, replacing it with permeable turf in the play yard.

Motion: Ms. Schold recommends that they approve the RDA with a -3 determination

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

3.) Notice of Intent (NOI)

a.) 138 Charles Street (DEP #197-0696) Applicant: Mark Meacham,

Mr. Meacham will be repairing an existing stone wall and dock that are collapsing into the water, adding an addition to the back of the shed for more tool storage and he would like to build a deck at the house which is 116' from the water. He will also be removing dead trees. Ms. Schold has gone out the property and gone over Mr. Meacham's plans and she has no issues with his plans.

Motion: Ms. Schold recommends approval of the NOI for DEP# 197-0696 for work when the water level is down. Please inform the Commission prior to beginning the work

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

b.) 778 Main Street (DEP #197-0696) Applicant: Charlton Road Realty

Jim Bernardino, CMG Engineering, representing the applicant

They are in the process of modifying site plans, but the original plan was for 3 buildings, totaling 25 units, they have reduced that number to two buildings and 18 units. The buildings have been reconfigured and a new centralized parking area has been created to reduce the impact on the Watershed District. The impervious area is below 30% in the Watershed Resource Protection Overlay District (WRPOD), and they are mimicking the engineering design specs from the original design into the modified design. They are waiting to meet with Fire and Police to ensure that they are happy with the new design before they finalize it.

DEP concerns have been addressed earlier but the ZBA was not happy with the impact now that they are submitting modified plans and will address any new comments from DEP.

Ms. Schold would like to walk the site once the other boards have given their approvals, so she understands everything that is going on there.

Mr. Lilly 778 Main Street resident. He is the caretaker of the land. There is significant flooding in the existing structure. They have lost a lot of shoreline there over the past 7 years.

They would like to continue to the next meeting on April 12, 2023. They will make sure to give staff as much notice as possible prior to that date if they are not going to be able to make it.

4.) Extension Request

500 Boutillier Road (DEP #197-0640) Applicant: (not present) ZPT Energy Solutions

Motion: Ms. Schold moves to grant a two-year extension to DEP #197-0640 ZPT Energy

Solutions: 500 Boutillier Street

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

5.) Discussion/Miscellaneous

a.) Clark Street-No Show

b.) 82 Baldwin Street-No Show

c.) 15 Bond Street, Jay Giggey and Brad Giggey

They Have spoken to Mr. Kravowski, he has said that he would oversee the work

Mr. Parretti states that Mr. Kravowski is just a peer reviewer, an individual engineer needs to be hired to do the actual work.

d.) New Member application, Vanessa Lopez

Motion: Ms. Schold moves to make a recommendation to the Select Board to add Vanessa to the Conservation Commission

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

Motion: Ms. Schold to Adjourn at 7:50PM

Second: Mr. Cooper

Discussion: None

Vote: (3-0-0)

Meeting Minutes Respectfully Submitted by:

Donna K. Main, DIS Assistant

Date Approved: April 12, 2023