

Town of Leicester

Conservation Commission
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www.leicesterma.org



Conservation Commission

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

Conservation Commission Meeting Minutes

Date: April 12, 2023

Time: 6:30PM

Location: Leicester Town Hall, Select Board Meeting Room

Commissioners Present: Stephen Parretti, JoAnn Schold, Vanessa Lopez

Commissioners Absent: James Cooper

Others Present: Donna Main, Department of Inspectional Services Assistant

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TOWN CLERK'S OFFICE
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Order of Business

1. Certificate of Compliance (COC)

- a. 47 Fairview Drive (DEP# 197-0382) Applicant: Paul Dufresne
- b. 80 Green Street (DEP# 197-0288) Applicant: Brenda Usher

2. Extension Request

39 Burncoat Lane (DEP # 197-0441) Applicant: Peter Dolan

3. Request for Determination of Applicability (RDA)

209 Clark Street Applicant: US Bank Trust NA

4. Notice of Intent (NOI)

- a. 778 Main Street (DEP #197-0696) Applicant: Charlton Road Realty, LLC
Applicant Requested a Continuance
- b. 153 Paxton Street (DEP #197-0697) Applicant: Central Land Development, LLC
- c. 0 Chapel Street (DEP #197-0670) Applicant: Armory Street LLC
Applicant Requested a Continuance
- d. 31 Chapel Street (DEP #197-0669) Applicant: Armory Street, LLC
Applicant Requested a Continuance

5. Special Permit & Stormwater Permit Amendment

710 Main Street (SP2018-03) Applicant: Farnham Properties

6. Approval of Minutes

June 8, 2022

July 13, 2022

September 14, 2022

October 12, 2022

February 15, 2023

March 8, 2023

7. Discussion/Miscellaneous

- a. 82 Baldwin Street, Violation
- b. 15 Bond Street, Violation
- c. 38 Manville Street
- d. Auburn Street Bridge

Chairman Parretti opened the meeting at 6:30 pm

1. Extension Request

39 Burncoat Lane (DEP #197-0441), Applicant Peter Dolan

The Original OOC was issued in 2006 and extended to 2021, for septic and to build a house. The Septic has been done but the house has not been built yet. They would like to extend the orders so they can build the house and sell it.

Motion: Ms. Schold moves to approve the extension of DEP# 197-0441) 39 Burncoat Lane

Second: Ms. Lopez

Discussion: None

Vote: (2-1-0) Ms. Schold abstained

2. Request for Determination of Applicability (RDA)

209 Clark Street Applicant: US Bank Trust, NA

Bob Murphey of Murphey and Associates representing Alpha Omega. There was an original RDA approved from 2017, to repair the septic at the location but due to the pandemic the work was not completed. The Board of Health has reapproved the plans, which are the same as before. There will be no work in the wetland area. Ms. Schold has no issues with the project she did advise Mr. Murphey to let the Commission know when the straw waddles are in place so they can be inspected.

Motion: Ms. Schold motion to approve the RDA with a negative three (3) determination

Second: Ms. Lopez

Discussion: None

Vote: (3-0-0)

3. Notice of Intent (NOI)

153 Paxton Street Applicant: Central Land Development

Peter Lavoie Engineer, representing

Mr. Parretti mentions that this is a plan that was previously approved by a previous owner owner and there appears to be some discrepancies between their original wetland flag and the new ones. The town will have their own consultant look at both and overlay the two to compare and figure out what the discrepancies are and if there is any impact because of them.

<Recording stopped – continued on second video recording>

4. Special Permit & Stormwater Permit Amendment

710 Main Street Applicant: Farnham Properties

The applicants have already received approval from Planning for the Amendment on April 4, 2023, they did want them to present to Conservation as well for this approval. The changes will be made to lot three (3), they would like to omit the retaining wall and great a slope and walk out from the home. This is a much safer option than the wall that was originally proposed at 13' with a fence on top. The Board decided to conduct a site visit with the Applicants and provide guidance based on that visit.

5. Certificate of Compliance (COC)

47 Fairview Drive (DEP #197-0382)

Mr. Paretti said they have a letter from Coyle Engineering and Mr. Dufresne complied with the original OOC.

Motion: Ms. Schold moved to issue the Certificate of Compliance for 47 Fairview Drive.

Second: Ms. Lopez

Discussion: None

Vote: (3-0-0)

80 Green Street (DEP# 197-0288) Applicant: Brenda Usher

No one was present to represent this project.

Miscellaneous:

- **82 Baldwin St.** The Applicant, Mr. Ramez Almonia, was present to say he was in contract with Glenn Krevosky.
- **38 Mannville St.** – Applicant, Mark Olson, was present to ask about putting on a deck. Ms. Main said they have an amendment to other plans and has an Order of Conditions with one amendment pertaining to gardening and now they want to amend their deck plans.

Motion: Ms. Schold moved to approve a minor change to original NOI (DEP 197-0692) for 38 Mannville St. for the deck.

Second: Ms. Lopez

Discussion: None

Vote: (3-0-0)

- **Auburn Street Bridge:** Ms. Main passed out info from Samantha Chatterton, the Town's grant writer. The Town was awarded a small bridge grant related to the Auburn Street bridge. WSP and the Town have entered into an agreement to do this work. Ms. Chatterton asked conservation to review and let her know if there is anything WSP needs to fill out. Jan Parke was present and said the Common Ground Land Trust owns land abutting this bridge and she's concerned about the stream. Mr. Parretti said bid package should include Conservation permitting since it abuts a river.
- Mr. Glenn Krevosky gave the Commission an update on the Mill project.

6. Approval of Minutes

June 8, 2022, July 13, 2022, September 14, 2022, October 12, 2022

February 15, 2023, March 8, 2023

Motion: Ms. Schold moves to approve minutes as written

Second: Ms. Lopez

Discussion: None

Vote: (2-1-0) Ms. Lopez abstained

Mr. Parretti introduced new Conservation Commission member, Vanessa Lopez.

Motion: Ms. Schold moved to adjourn

Second: Ms. Lopez

Discussion: None

Vote: (3-0-0)

Meeting Minutes Respectfully Submitted by:

Donna K. Main, DIS Assistant / Lisa Westwell, Administrative Assistant to the Planning Department

Date Approved: December 13, 2023


Conservation Commission Board Signatures



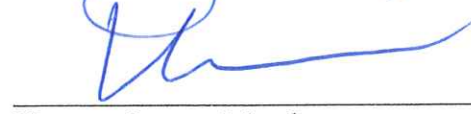
Stephan Parretti, Chair



James Cooper, Vice Chair



JoAnn Schold, Member



Vanessa Lopez, Member