

**Town of Leicester**

Conservation Commission  
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**Conservation Commission**

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

**Conservation Commission Meeting Minutes**

**Date:** May 10, 2023

**Time:** 6:30PM

**Location:** Leicester Town Hall, Select Board Meeting Room

**Commissioners Present:** Stephen Parretti, James Cooper, JoAnn Schold, Vanessa Lopez

**Others Present:** John Charbonneau, Town Planner/Director of Inspectional Services, Donna Main, Department of Inspectional Services Assistant

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**Order of Business**

**1. National Grid-Enhanced Vegetation Management Approval**

**2. Notice of Intent (NOI)**

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

*\*Applicant Requested a Continuance to June 14, 2023\**

- 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\**

**3. Special Permit & Stormwater Permit Amendment**

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

**4. Certificate of Compliance**

- a. 77 Charles Street (DEP#197-0631)

- b. 80 Green Street (DEP#197-0288)

**5. Approval of Minutes**

- 01-12-2022
- 03-23-2022
- 04-13-2022
- 05-18-2022

**6. Discussion/Miscellaneous**

## 1. Certificate of Compliance

- a. 77 Charles Street (DEP#197-0631)
- b. 80 Green Street (DEP#197-0288)

General Discussion: Neither Applicant was present for the above CoC requests. Mr. Parretti asked if we had any letters or information on the two CoCs. Ms. Main explained that both properties that have been sold. 80 Green St was sold and they want to release the OOC for the new owners which is why we only have a Title 5 and the lawyer said the original Order was very vague so it's hard to do anything. Ms. Schold asked Ms. Main to check with the Board of Health to see if the new septic was completed. 77 Charles Street is same situation. The house has sold and there is a letter from the Engineer.

*James Cooper joined the meeting at 6:35 pm.*

## 2. National Grid - Enhanced Vegetation Management

Rob Huddit and Bill Mulcahey from National Grid Forestry

They have identified five (5) trees on Willow Hill Road in Cherry Valley that are on a conservation lot. The trees are either seriously decayed and/or dead and pose a hazard to power lines. They are seeking approval to cut the trees. Mr. Parretti asked if they were poles on the road or part of the high-tension wires. Mr. Huddit said they are along the road and are distribution wires. The stumps will be left, and they are at least 120' away from any wetlands.

**Motion:** Ms. Schold moved to approve the tree cutting plan of five (5) trees for National Grid's Enhanced Vegetation Management

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** (4-0-0)

## 3. Notice of Intent (NOI) - 153 Paxton Street (DEP#197-0697)

***Ms. Schold Recused and Left the Room***

Glen Krevosky, Mr. Parretti, and the Applicant Matt Schold walked the property and saw that there was need for some minor revisions needed to a few of the wetland flags and there were some replication questions. Mr. Krevosky was able to review the NOI application and supporting documents. There were a few spots, three (3) were reflagged as the wetland areas were slightly larger than previously noted. The changes have been noted on the most recent set of plans with revision dates listed. Holes were dug in the replication area to show that there is hydric soil within 12 inches of the cut. They dug about two and a half to three feet (2 ½-3) of topsoil, and they did find hydric soil under that. Photos and details were provided, and they did find that there would be hydric soils within 12 inches of the final cut. Mr. Schold's Engineer knows the plans well and knows the soils and Mr. Krevosky agrees with most of his plans other than the three (3) minor alterations that have been made to the plan. Just a note for the public that this is just for the roadway not the homes that may eventually be built. Recommendations have been made that the report shows what kind of plants will be planted in the replication area and that they are all plants are native to the area. Mr. Parretti stated that Conservation is only concerned with the road and if it conforms to MassDEP wetland regulations and Town of Leicester Wetland Bylaws. In general Mr. Krevosky is satisfied with the plan and recommend that Order of Conditions should be issued pending the receipt of replication report.

**Motion:** Mr. Cooper to approve the road as shown on plans and under the guidance of our consultant on the issues that have been addressed with conditions such as the use of silt fencing, scheduling/monitoring/reviewing the replication area, coming up with a bond amount and releasing the Order of Conditions within 21 days.

**Second:** Ms. Lopez

**Discussion:** None

**Vote:** (3-0-1) Ms. Schold recused

**Ms. Schold re-joined the meeting at 7:26 pm.**

**4. Special Permit & Stormwater Permit Amendment**

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

Mr. Parretti said this is for modifying the stabilization methods of Lot 3. No one was present for this project. Ms. Schold said this is the duplexes where they want to take the wall down. Ms. Schold and Ms. Lopez conducted a site visit and agree with the requested modification. Mr. Parretti said they want to amend their Order so they can take out wall and put in a slope.

Jan Parke from Greenville Street, Leicester, asked if there would be a new order for them to plant native vegetation on the slope. Mr. Parretti said they have already graded and it will be lawn grass. Ms. Parke asked if Commission could make suggestions on ground cover. Mr. Parretti said they can suggest native grasses but they can't require it as there is no bylaw. Mr. Parretti said he does not want to set a precedence and the Commission will consider it.

**Motion:** Mr. Cooper made a motion to amend the NOI for 710 Main St. to include the retaining wall and a grass slope.

**Second:** Vanessa

**Discussion:** None

**Vote:** (4-0) passed unanimously.

**5. Certificate of Compliance**

- a. 77 Charles Street (DEP# 197-0631). Mr. Parretti said the Commission received a letter and as-built from Jay Dubois, P.E. with DC Engineering, inc. saying the work was done in compliance per the NOI. Ms. Schold conducted a site visit and she would recommend they approve the CoC.

**Motion:** Ms. Lopez moved to issue the Certificate of Compliance for 77 Charles Street, DEP #197-0631.

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** (4-0) passed unanimously.

- b. 80 Green Street (DEP#197-0288). Mr. Parretti asked what the project was for. It was a septic system in 2002. Ms. Main said a Title 5 inspection was done in May 2022 so they are trying to get their CoC so they can have escrow money released. Ms. Schold saw the area and it seems stable. Ms. Main said relator said OOC was very vague. Mr. Parretti said it's been 21 years on a septic emergency so he feels they should get their CoC.

**Motion:** Ms. Schold moved to issue the Certificate of Compliance for 80 Green Street, DEP #197-0288.

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** (4-0) passed unanimously.

## 6. Approval of Minutes

- 01-12-2022
- 03-23-2022
- 04-13-2022
- 05-18-2022

Ms. Schold offered corrections:

- April 13, 2022 – last page Rossen s/b Rawson. This project has a cease and desist and she wants a follow up to see if they have a bond.
- January 12, 2022 – second page under request for CoC 214 Rawson St. has two conflicting DEP numbers. Please clarify.

**Motion:** Mr. Cooper moved to approve the minutes with the procedural changes noted by Ms. Schold.

**Second:** Ms. Schold

**Discussion:** None

**Vote:** (3-0-1) Ms. Lopez abstained. Motion passed.

Mr. Zachary Credulis from Remodel and Renew Home Improvement asked to be heard. Mr. Credulis is looking to replace a deck at 2 Lake Shore Drive. Owner had a retaining wall built on the lake and they are replacing the deck, same footprint. They will be using 12 inch sono tubes going 4 feet down and removing old footings. Mr. Parretti summarized the project and asked what they wanted. Mr. Credulis said they wish to Amend the NOI to include the new deck. Mr. Credulis said the project is about 30-35' from the water.

**Motion:** Mr. Cooper made motion to amend NOI based on Applicant's information.

**Second:** Ms. Lopez

**Discussion:** None

**Vote:** (4-0) Motion passed.

## New Business:

- 214 Rawson St: Ms. Schold said she put a Cease and Desist on 214 Rawson Street because they cleared the lot without erosion control. Erosion control is now up so they need to do a site visit.
- 59 Lakeview Drive – Ms. Schold complaint came in. They did have the DEP sign up, but wattles are not where they are supposed to be. Ms. Schold tried to go there but no one home so she left her card, but no one called. Ms. Main has not gotten a call either. Mr. Parretti suggested sending them an email.
- Blueberry Lane – tree cutting on land owned by Steve Antanavica. Ms. Schold asked Ms. Main to call Mr. Antanavica and tell him to stop work and come before the Commission.
- 20-22 Lake Drive – Ms. Schold and Ms. Lopez did a site visit. The DEP sign up but there are no wattles. Ms. Main told her she needed to file an NOI to have the trees cut. Ms. Schold said she can amend the Order.

**Motion:** Mr. Cooper made a motion to adjourn.

**Second:** Ms. Lopez

**Discussion:** None

**Vote:** (4-0) Motion passed.

The meeting adjourned at 7:40 p.m.

**Meeting Minutes Respectfully Submitted by:**  
**Donna K. Main, DIS Assistant / Lisa Westwell, Assistant to Planning Department**

**Date Approved: December 13, 2023**

**Conservation Commission Board Signatures**

  
Stephan Parretti, Chair  
James Cooper, Vice Chair  
JoAnn Schold, Member  
Vanessa Lopez, Member