

## 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:** June 8, 2022

**Time:** 6:30PM

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

**Commissioners Present:** Stephen Parretti, James Cooper, Joann Schold

**Others Present:** Alaa Abusalah, Town Planer/ Director of Inspectional Services  
Tina Stratus, DIS Assistant

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### ORDER OF BUSINESS:

#### a. Request for Certificate of Compliance

- a. 196 Rawson Street (DEP# 197-0565)

#### b. Notice of Intent (NOI)

- a. 0 Chapel Street (DEP# 197-0670), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
- b. 31 Chapel Street (DEP# 197-0669), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
- c. 59 Lake View Drive (DEP#197-0686), Applicant: Alan & Dianne Malabana, work along bank to build shoreline retaining wall
- d. Stafford Street (DEP# 197-0687), Applicant: Southwest Holding LTD and Stafford Street Properties LLC, construction of a 5,000-sf warehouse/office building

#### c. Order of Conditions Extension Request

- a. 705 Stafford Street (Victoria Drive) (DEP# 197-0353), Applicant: Briarcliff Estates SV LLC, senior village project

#### d. Discussion/Miscellaneous

- a. Marlboro Drive (DEP# 197-0571)
- b. Inspection request - 704 Main Street
- c. WPA emergency certification - Chapel Street, King Street, Manville Street
- d. Violations follow-up - 15 Bond Street, 82 Baldwin Street, 83 Charlton Street update
- e. Correspondence/other new business

Mr. Parretti called the meeting to order at 6:39pm.

### 1. Request for Certificate of Compliance, 196 Rawson Street (DEP# 197-0565)

Phil Stoddard for the applicant. The house is currently being sold and this was on the title. Paperwork was submitted to the Board of Health, and they signed off in 2014. Conservation involvement pertained to the perimeter hay bales and siltation measures, which was all done properly.

Mr. Parretti requested comments from the public; there were none.

**Motion:** Mr. Cooper made a motion to grant the Certificate of Compliance.

**Second:** Ms. Schold

**Discussion:** None

**Vote:** 3-0-0

**2. 0 Chapel Street (DEP# 197-0670), Applicant: Armory Street LLC and 31 Chapel Street (DEP# 197-0669), Applicant: Armory Street LLC**

The applicant needs to request an extension due to issues related to being in a Historical District.

Mr. Parretti entertained a motion to grant the extension.

**Motion:** Ms. Schold

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** 3-0-0

**3. 59 Lake View Drive**

There are revised plans; they didn't have a DEP previously. All information is now part of the package.

Mr. Parretti entertained a motion to approve the NOI.

**Motion:** Ms. Schold moved to approve the NOI.

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** 3-0-0

**4. Stafford Street (DEP# 197-0687), Applicant: Southwest Holding LTD and Stafford Street Properties LLC, construction of a 5,000-sf warehouse/office building**

Mr. Parretti indicated that the applicant could present, but there would be no vote due to lack of a quorum.

Matt Schold, Schold Development represented Southwest Holdings. The site is an eight-acre parcel; this site has the least impact in the neighborhood and on the environment. They have submitted to DEP and received comments that will be addressed when the engineer returns next week.

Mr. Parretti requested comments and questions from the public but there were none.

This application will be continued to the next meeting when DEP questions have been addressed.

**5. 705 Stafford Street (Victoria Drive) (DEP# 197-0353), Applicant: Briarcliff Estates SV LLC, senior village project**

Matt Bassick, Builder for the applicant, reviewed the history of the site. The project was started in 2004 by a different developer. From 2006 - 2013, no work was done at the site. In 2013 the applicant began construction again and sold 10 more units. At this point, 13 out of 34 plans are done (more than half of the units are left). Mr. Parretti indicated that it's okay to continue work until the expiration of the automatic extension of 444 days.

Mr. Parretti indicated his willingness to review the plans with the builder at any point, to see which sites have wetlands impact, if anything has changed, and if a new filing is required.

**6. 83 Charlton Street, Ahmad Bin Ismael, owner**

The applicant provided an update on his wall project. Art Allen from EcoTech performed a wetlands survey and submitted a report to the Conservation Commission. EcoTech said that the area in question is on the neighbor's

property, so it should be fine, but to request that the Conservation Commission visit and see the location of the blue ribbons.

The Conservation Commission will contact Art Allen for a synopsis and move forward.

#### **Discussion/Miscellaneous**

- a. **Marlboro Drive** (*DEP# 197-0571*) Automatic extension granted.
- b. **Inspection request** for 704 Main Street. Hay bales & silt fencing.
- c. **WPA emergency certification** - Chapel Street, King Street, Manville Street.
- d. Forms were dropped off by the highway department related to three blocked culverts (they had to act in emergency mode). The Health Dept signed off on the emergency, and this is an FYI for the Conservation Commission. Mr. Parretti said that if these emergency requests come in, Alaa can send out a general email to see if someone can get out there to visit the site. Conservation Commission members signed the required forms and gave them to Alaa.

#### **Correspondence/other new business**

- Upcoming Site visits Alaa – 90 & 92 Huntoon Memorial Highway Warehouse will be ready Monday for a site inspection. Alaa will send a reminder email.
- Regarding the reappointment of Ms. Schold and Mr. Cooper: Alaa reminded them to fill out and return their forms.
- Inspection request for 704 Main Street.

#### **Correspondence/other new business**

- Janis Park, 207 Greenville Street addressed the Conservation Commission regarding a previously issued NOI for River Street/Greenville Pond. A couple of weeks ago, someone attempted to back their boat into the pond on land trust property and got stuck in the mud. They left a note on their windshield that the tow truck is coming and went fishing. Two police cars arrived and said they would deal with the situation.

Matt Schold offered to place a large rock to prevent it from happening again, and it has been placed so no one can back up a trailer in that area. Mr. Parretti indicated that this would be considered a minor change to the NOI, and Ms. Park will send an email to the Conservation Commission stating what was done.

Signage will be going up soon indicating that it's land trust property.

There was discussion about recommending a town bylaw that states what kind of boats/motor speed is allowed in the town ponds. Ms. Park recommends limiting motors to trolling speed only.

- Discussion about violations at 15 Bond Street and 82 Baldwin Street. Forms have been sent but they have not been signed. Mr. Parretti suggested talking to the town manager about going to town council and having letters served. Once the residents at these addresses have been duly notified, the Conservation Commission can proceed with next steps.
- Request to Alaa to ask for an official resignation letter from Ryan so that the Conservation Commission can post the open position.

Mr. Parretti entertained a motion to close the public hearing.

**Motion:** Ms. Schold

**Second:** Mr. Cooper

**Discussion:** None

**Vote:** 3-0-0

**Meeting Minutes Respectfully Submitted by:**

**Donna K. Main, DIS Assistant**

Date Approved: April 12, 2023