

**Town of Leicester Conservation Commission
Meeting Minutes
June 12, 2019**

MEMBERS PRESENT: James Cooper, JoAnn Schold, John Marc-Aurele and Dawn Marttila

MEMBERS ABSENT: Stephan Parretti, Chair

MEETING TIME: 6:30 PM

AGENDA:

1. **Certificate of Compliance**
 - a) Mark Goretti, Champid Realty Trust, 147 Main Street (building demolition) (#197-0555), *continued*
 - b) 98 Manville St (single family house) (DEP#197-0251)
2. **Extension Request**

Briarcliff Estates SV LLC, 705 Stafford Street (Victoria Drive, Senior Village Development) (#197-0353)
3. **Notice of Intent (NOI)**

0 & 22 Burncoat Street *continued* (construction of a 132,000± sq. ft. marijuana cultivation facility)/Cultivate Holdings, LLC (DEP # pending)
4. **Notice of Intent (NOI)**

1762 Main Street *continued* (demolish existing building and construct a parking lot.)/Cultivate Holdings, LLC (DEP # pending)
5. **Notice of Intent (NOI)**

403 Mulberry Street (construct single family home)/Thomas Savage (DEP # 197-0648)
6. **Notice of Intent (NOI)**

14 Massasoit Drive (construct an addition and deck)/Carl & Sharyn Dale (DEP # pending)
7. **Approval of Minutes**

5/15/2019
8. **Board Discussion/Miscellaneous**
 - a) Burncoat Lane (drainage issues/emergency repairs)/Highway Department
 - b) Oakridge Estates – discussion of project changes
 - c) 19 Ackley (property owner questions about well in buffer zone)
 - d) Correspondence/Other New Business
 - e) Miscellaneous Project Updates/Site Inspection Updates

Certificate of Compliance, Mark Goretti, Champid Realty Trust, 147 Main Street (#197-0555) *continued*

Mr. Marc-Aurele stated a site visit was conducted and the hearing would be continued until the Commission is notified all the work is completed.

Certificate of Compliance, 98 Manville St (single family house) (DEP#197-0251)

Ms. Martilla, Mr. Parretti and Mr. Marc-Aurele did a site visit and Mr. Krevorsky met them on site. The Commission feels the site is stable.

MOTION: Mr. Cooper moved to approve the Certificate of Compliance for a single family house located at 98 Manville St.

SECOND: Ms. Martilla Discussion: None.

VOTE: All in favor.

Extension Request, Briarcliff Estates SV LLC, 705 Stafford Street (Victoria Drive, Senior Village Development) (#197-0353)

Mr. Matt Bassick, Briarcliff Estates requested an extension. Mr. Marc-Aurele asked about the current condition of the site and Mr. Bassick stated the site is stable.

MOTION: Mr. Cooper moved to approve the extension of 705 Stafford St. to June 1, 2022

SECOND: Ms. Schold

Discussion: Ms. Martilla asked for clarification of the date. Mr. Marc-Aurele clarified it is 3 years from the date the permit expired [6/1/2019] which would be June 1, 2022.

VOTE: All in favor.

Notice of Intent, 0 & 22 Burncoat Street *continued* (construction of a 132,000± sq. ft. marijuana cultivation facility)/Cultivate Holdings, LLC (DEP #197-0650)

Mr. Marc-Aurele asked Mr. Brown, Andrews Survey and Engineering if he has a DEP number. Mr. Brown produced an email from the DEP with the number and comments. Mr. Brown also stated the comments from Quinn Engineering were related to the storm water. Mr. Brown told the Commission the storm water basin will be slightly larger than originally proposed, but this would not impact the buffer zone. Mr. Marc-Aurele asked about the changes requested by the Planning Board and Mr. Brown stated most of the changes will happen outside of the 100 foot buffer zone, near the entrance to the facility. Mr. Brown also stated they do not anticipate any changes going forward in the buffer zone.

Mr. Marc-Aurele asked for questions from the public. The resident of 2 Burncoat Street expressed concern of possible pollutants from the odor control product running off the roof and ending up in the wetlands. Mr. Marc-Aurele stated the Conservation Commission is not in charge of regulating air emissions under the Wetlands Protection Act. The same resident asked if there would be a disturbance to the wetlands. Mr. Marc-Aurele explained there would be no disturbance within the buffer zone.

Mr. Marc-Aurele asked Mr. Brown if the soil samples from the site had been sent in and Mr. Brown clarified they were part of the original plan. Mr. Dion from Campenelli stated 2 of the 3 samples prove it is not wetland.

The Commission read the DEP email.

MOTION: Mr. Cooper moved to approve 22 Burncoat St.

SECOND: Ms. Martilla. Discussion: None

VOTE: All in favor.

Notice of Intent, 1762 Main Street *continued* (demolish existing building and construct a parking lot.)/Cultivate Holdings, LLC (DEP #197-0651)

Mr. Marc-Aurele stated the Commission has a letter requesting an extension and the hearing will be put on the July 17, 2019 agenda. Mr. Marc-Aurele encouraged anyone with questions or comments to attend that meeting.

Notice of Intent, 403 Mulberry Street (construct single family home)/Thomas Savage (DEP # 197-0648)

Mr. Julian Votruba from New England Environmental Design proposed the construction of a single-family home on this 10 acre property. He stated the Board of Health has approved the septic plan. The proposed construction is outside the 100 foot buffer zone except for a small portion of the driveway and grading for the septic system. There is an existing foundation as the previous house burned down. Mr. Marc-Aurele asked if Mr. Votruba had reviewed the DEP comments. Mr. Votruba stated he had and that the GIS map showed the brook in the wrong place. Mr. Marc-Aurele asked if there was an outstanding water resource DEP map he could look at and there was not. Mr. Marc-Aurele stated the DEP suggests a third party review of the placement of the culvert as they are concerned the driveway will cross the stream. The Commission agreed to do a site walk on Saturday at 9:00 am and continue this hearing to June 17, 2019.

Notice of Intent, 14 Massasoit Drive (construct an addition and deck)/Carl & Sharyn Dale (DEP #197-0649)

Ms. Schold asked if there was paperwork that showed the topography of the land. The applicant stated they did not have anything. The Commission agreed to do a site walk on Saturday at 9:45 am and continue to July 17, 2019.

Board Discussion/Miscellaneous

Burncoat Lane (drainage issues/emergency repairs)/Highway Department

Mr. Dennis Griffin, Highway Department Superintendent gave an update on projects the Highway Department will be working on. The Highway Department will replace a pipe on Burncoat Lane near house 32. This is a drainage culvert. The Commission requested an open NOI from Mr. Griffin and did give permission for this project to be done. This project will start within the next 2 weeks.

Oakridge Estates – discussion of project changes

Mr. Arthur Allen of EcoTech stated there is an open Order of Conditions on Oakridge Estates. The rip rap slope adjacent to 22 & 24 Virginia Drive was recently completed and encroaches into the existing wetland over an area of 119 square feet. Mr. Allen proposed a replication area of 160 sq. ft. with grading and planting.

MOTION: Mr. Cooper moved to approve the project changes.

SECOND: Ms. Schold

Discussion: None.

VOTE: All in favor.

19 Ackley Drive

Mr. Christopher Hallen submitted paperwork on 19 Ackley Drive for the drilling of a well. Mr. Hallen stated he has filed with the DEP. Mr. Hallen was told to submit all his paperwork (and RDA application) to the Town Planner's Office. There was discussion of the possibility of having a special meeting on June 26, 2019 if advertisement deadlines could be met, but it would otherwise be put on the July 17, 2019 agenda.

The meeting adjourned at 7:36PM.

Respectfully submitted:

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Michelle Buck.
- Request for CoC 98 Manville St.
- Request for Continuance 1762 Main St. Cultivate
- DEP letter regarding NOI 403 Mullberry Street and supporting documents
- NOI 14 Massasoit Drive
- Meeting minutes for May 15, 2019
- Letter from EcoTech regarding Additional Wetlands Replication in Oak Ridge Estates

Documents submitted at meeting:

- N/A