



**MINUTES OF THE PROCEEDINGS OF THE
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

Monday June 27, 2022

Worcester City Hall - Levi Lincoln Chamber,
with remote participation options available via Webex online at
<https://cow.webex.com/meet/conservationcommissionwebex> and
call-in number 415-655-0001 (Access Code: 1609734358).

Commissioners Present: Joseph Charpentier, Chair
Amanda Amory
Devin Canton, Vice Chair – *Participated remotely*
Lindsey Nystrom
Miranda Hotham – *Participated remotely*

Commissioners Absent: None

Staff Present: Eric Flint, Division of Planning & Regulatory Services (DPRS)
Michelle Smith, DPRS – *Participated remotely*

Call to Order

Chair Charpentier called the meeting to order at approximately 5:32 p.m.

Requests for Continuances, Extensions, Postponements, and Withdrawals

- 3) 300 Southbridge Street – Notice of Intent (CC-2022-031 & DEP#349-1324)**
Request to Postpone to 7/18/2022
Request to Extend the Constructive Grant Deadline to 8/9/2022
- 6) 490 Shrewsbury Street (CC-2022-025) – Notice of Intent**
Request to Postpone to 7/18/2022
Request to Extend the Constructive Grant Deadline to 8/9/2022
- 7) 128, 130, 132, 134, & 136 Alvarado Avenue – Notice of Intent (CC-2022-036 & DEP#349-1330)**
Request to Postpone to 7/18/2022
Request to Extend the Constructive Grant Deadline to 8/9/2022
- 8) 16 & 18 Taunton Street– Notice of Intent (CC-2022-037)**
Request to Postpone to 7/18/2022
Request to Extend the Constructive Grant Deadline to 8/9/2022

11) 47R Fourth Street – Request for an Amended Order of Conditions (CC-2022-046, CC-2017-052 & DEP#349-1223)

Request to Postpone to 7/18/2022

Request to Extend the Constructive Grant Deadline to 8/9/2022

12) 18 Arletta Avenue – Notice of Intent (CC-2022-047 & DEP#349-13XX)

Request for leave to withdraw without prejudice.

13) 96 Pineland Avenue – Notice of Intent (CC-2022-048 & DEP#349-1331)

Request to Postpone to 7/18/2022

Request to Extend the Constructive Grant Deadline to 8/9/2022

15) 0 & 360 Salisbury Street – Notice of Intent (CC-2022-050)

Request to Postpone to 7/18/2022

Request to Extend the Constructive Grant Deadline to 8/9/2022

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to postpone/continue the items noted to the dates noted and to grant the request for leave to withdraw without prejudice for the item noted.

Old Business

Commissioner Hotham entered the meeting.

1) 9 Dalton Street (CC-2022-001)

Carl Hultgren, Quinn Engineering, Inc., on behalf of the applicant DiVerdi Builders, Inc., provided an update since the project was last before the Commission. The project was reduced from four dwelling units to three. The units have been reconfigured on the lot, resulting in a reduction in impervious area by 1,400 square feet from what was previously proposed. Plans have been updated to address comments from staff.

Chair Charpentier asked for an update on the stormwater infiltration unit. Mr. Hultgren explained that the stormwater system is only being used for detention and will not provide groundwater recharge. The system is designed to remove 80 percent of Total Suspended Solids (TSS).

Chair Charpentier asked if a retaining wall is needed on the south end of the driveway due to the grade of the property. Mr. Hultgren explained that there will not be a retaining wall but there will be a berm to divert water to Dalton Street.

There were no comments from the public.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 3-0 to close the public hearing, with Commissioners Hotham and Nystrom unable to vote due to the Mullin Rule.

In addition to the standard condition, Mr. Flint recommended invasive vegetation, cement truck washing, and deeded conditions for stormwater system maintenance, pesticides, sand/salt, and snow storage.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 3-0 to issue an Order of Conditions with conditions as recommended by staff, with Commissioners Hotham and Nystrom unable to vote due to the Mullin Rule.

List of Exhibits:

- Exhibit A: NOI Application; received 01/03/2022; submitted by Carl Hultgren, Quinn Engineering, Inc.
- Exhibit B: Stormwater Report; dated 12/21/2021; revised 05/12/2022; revised 06/10/2022; prepared by Kevin J. Quinn, Quinn Engineering, Inc.
- Exhibit C: Site Plan; dated 12/21/2021; revised 05/12/2022; revised 06/10/2022; prepared by Kevin J. Quinn, Quinn Engineering, Inc
- Exhibit D: Public Comment Letter; dated 01/23/2022; submitted by James Scannell

2) 500 Salisbury Street & 64 Nelson Place – Notice of Intent (CC-2022-027 & DEP #349-1322)

Carl Hultgren, Quinn Engineering, Inc., on behalf of the applicant, Assumption University, explained that the meeting was continued from the June 6th meeting to allow for additional time for the stormwater report to be reviewed. Additional landscape plantings have been added to the plan.

Commissioner Amory asked what the plantings consisted of. Mr. Hultgren, the plantings consist of trees and shrubs. The shrubs will be evergreens and the trees will be a mix of evergreen and deciduous and are Asian Longhorned Beetle resistant.

There were no comments from the public.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 5-0 to close the public hearing.

In addition to the standard condition, Mr. Flint recommended wetland flagging, demarcation of limit of work, infiltration unit inspection, permanent markers (along the 15' buffer of wetland flags A40 – A48), invasive vegetation, cement truck washing, equipment placement, and deeded conditions for stormwater system maintenance, fertilizer, pesticides, sand/salt, and snow storage.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission voted 5-0 to issue an Order of Conditions with conditions as recommended by staff.

List of Exhibits:

- Exhibit A: NOI Application; received 04/20/2022; submitted by Scott Morrison, EcoTec, Inc.
- Exhibit B: Stormwater Report; dated 03/29/2022; revised 06/15/2022; prepared by Kevin J. Quinn, Quinn Engineering, Inc.
- Exhibit C: Site Plan; dated 03/29/2022; revised 05/13/2022; revised 06/15/2022; prepared by Kevin J. Quinn, Quinn Engineering, Inc
- Exhibit D: Department of Environmental Protection Comments; dated 05/12/2022; prepared by Mia McDonald
- Exhibit E: Public Comment; dated 06/22/2022; prepared by Meg Giarusso

Exhibit F: Response to DEP Comments; dated 05/13/2024; prepared by Carl Hultgren, Quinn Engineering, Inc.

New Business

4) 427 Mill Street – Request for Determination of Applicability (CC-2022-051)

Lisandri Mullalli, the applicant, reviewed the construction of a 20'x22' addition onto a single-family home. There is a stream located within 80' of the project.

Chair Charpentier asked about the location of the addition. Mr. Mullalli explained the addition will replace the existing deck.

There were no comments from the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Amory, the Commission Voted 5-0 vote to issue a negative determination of applicability.

List of Exhibits:

Exhibit A: RDA Application; received 06/13/2022; submitted by Lisandro Mullalli

5) 248 & 258 Mill Street – Notice of Intent (CC-2022-020 & DEP#349-1323)

David T. Faist, CMG Environmental, Inc., on behalf of the applicant, Guild of Saint Agnes of Worcester, Inc., reviewed the redevelopment of an existing commercial building. The building was a bowling alley but is being converted into a daycare. The redevelopment will result in a reduction of impervious surface. Additional landscaping is being added to the property and all snow storage has been moved outside the 15' and 30' buffer zone.

Commissioner Canton asked for more information about the flood storage location. Mr. Faist explained some of the property is within the 100-year flood plain. Due to construction of a handicap ramp within the floodplain, an area of flood storage is being created in a different section.

Commissioner Amory asked if any work is proposed along the embankment to Coes Pond. Mr. Faist explained that the only work will be cleaning up debris and trash.

Commissioner Amory asked what sections of pavement will be removed. Mr. Faist explained where the pavement was being removed but he was unsure the exact reduction in impervious surface.

Chair Charpentier asked if there is a plan to repair the retaining wall that runs along the property boundary. Mr. Faist explained that it will be repaired if needed.

Chair Charpentier asked if the swale is designed to transport stormwater from the just the playground area. Mr. Faist explained that the swale will also take water from a small piece of the parking area. Calculations were provided to confirm that grass will be sufficient in swale and there will be no need for armoring.

Chair Charpentier asked about the location of snow storage. Mr. Faist explained that the snow storage will be kept away from the channel and that in the event of heavy storm events, the snow will be moved offsite.

Chair Charpentier suggested no snow storage signs near the channel.

Mr. Flint confirmed that all staff and DEP comments have been addressed. He did note that a license agreement is needed to allow parking within the right-of-way.

There were no comments from the public.

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to close the public hearing.

In addition to the standard condition, Mr. Flint recommended wetland flagging, demarcation of limit of work, invasive vegetation, cement truck washing, equipment placement, compensatory flood storage, SWPPP reports, and deeded conditions pesticides, sand/salt, and snow storage. Staff also recommends the Order be contingent on the license agreement and that signage be installed prohibiting snow storage near the channel.

Chair Charpentier asked if a waiver from performance standard 4.2.4. was needed. Mr. Flint confirmed that the waiver is needed for the cleanup work within the 15' buffer zone and for structures within the 30' buffer zone (existing structure).

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to issue an Order of Conditions with conditions as recommended by staff.

List of Exhibits:

- Exhibit A: NOI Application; received 03/30/2022; submitted by David Faist, CMG Environmental, Inc.
- Exhibit B: Stormwater Report; dated 03/24/2022; prepared by David T. Faist, CMG Environmental, Inc.
- Exhibit C: Site Plan; dated 03/24/2022; revised 06/20/2022; prepared by David T. Faist, CMG Environmental, Inc.
- Exhibit D: Department of Environmental Protection Comments; dated 05/12/2022; prepared by Mia McDonald
- Exhibit E: Division of Planning & Regulatory Services Staff Comments; dated 05/06/2024; prepared by Eric Flint
- Exhibit F: Response to Staff Comments; dated 06/22/2022; prepared by David T. Faist, CMG Environmental, Inc.

9) 13 Burgess Road – Notice of Intent (CC-2022-038)

Zac Couture, H.S. & T. Group, Inc., on behalf of the applicant, Carol J & Robert E Thurber Revocable Trust, reviewed construction of a single-family dwelling, grading and related sitework. The lot has a history of flooding due to poor drainage and backups in the sewer line. It was determined that the property does not qualify as Isolated Land Subject to Flooding. He reviewed the erosion controls that will be in place

during construction. Drywells and are being installed to provide infiltration to the site. The driveway is going to be pavers instead of asphalt.

Chair Charpentier asked if the pavers will be permeable. Mr. Couture explained that the pavers will be concrete, but space will be left between the pavers to help with infiltration.

Chair Charpentier asked about the drainage structures installed on site. Mr. Couture reviewed the flow of the drainage system.

Commissioner Amory asked on clarification of a video that was provided to the Commission. Mr. Flint explained where the lot was located within the video.

Charlene Sokal, 10 Burgess Road, expressed concerns about flooding on the street. Chair Charpentier reviewed the Commissions jurisdiction and explained that Commission cannot require the applicant to fix the city infrastructure which is causing the flooding.

Mr. Flint explained that the issues with the drainage infrastructure has been forwarded to DPW. He added that the applicant is proposing an infiltration unit to capture roof runoff.

Chair Charpentier recommended that a porous paver be used for the driveway. Ron Hakala, the builder, commented that porous pavers do not do well in winter. He believes the main issue with the lot is that it is lowest lot on the street. He believes developing the lot will help.

Carole Steen, 8 Burgess Road, explained that she submitted the photos and video of the lot and road flooding. She reviewed the extent of the flooding and expressed concern that the development of the lot will worsen the issue.

Commissioner Amory asked for clarification on DPW's comments. Mr. Flint explained that DPW will be inspecting the drainage infrastructure along Metcalf Street. DPW is working on a drainage master plan.

Ms. Steen commented that Burgess Road is a private street. The residents of 6, 8, and 10 Burgess paid to install the catch basin. She believes that the city is still responsible for maintaining safe and suitable sanitation of the road. Chair Charpentier recommended getting in touch with the city councilor with the concerns of city infrastructure.

Chair Charpentier asked about installation of catch basin at the back of the property. Mr. Couture did not think the installation of a catch basin would help the lot with drainage. He did mention that an additional dry well could be added to the front of the property.

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to close the public hearing.

In addition to the standard conditions, Mr. Flint recommended drywell inspection, invasive vegetation, cement truck washing, and deeded conditions for stormwater infrastructure maintenance, pesticides, sand & salt, and snow storage.

Mr. Flint recommended revised plans showing pervious pavers for the driveway, and additional drywell installed on the northside of the property.

Chair Charpentier recommended a formal request from the Commission to ask DPW to investigate drainage infrastructure of the area.

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to issue an Order of Conditions with conditions as recommended by staff.

List of Exhibits:

Exhibit A: NOI Application; received 05/13/2024; prepared by Zac Couture, H.S. & T. Group, Inc.

Exhibit B: Public Comment; dated 06/03/2022; prepared by Carole Steen and Burgess Road Neighbors

Exhibit C: Public Comment; dated 06/03/2022; prepared by Carole Steen and Burgess Road Neighbors

Exhibit D: Site Plan; dated 05/09/2022; revised 06/06/2022; revised 06/27/2022; prepared by Daniel J. Tivnan, H.S. & T. Group, INC.

Exhibit E: Response to Staff Comments; dated 06/22/2022; prepared by Ron Hakala and Zac Couture

10) 85 (aka 115) Shore Drive (aka Shore Park), 75 Shore Drive, & Shore Drive Right-of-Way – Notice of Intent (CC-2022-042 & DEP#349-1329)

Nathaniel Bautz, Beals + Thomas, on behalf of the applicant, City of Worcester Department of Public Works and Parks, reviewed redevelopment of Shore Park including expanding sidewalks, and installation of an infiltration basin with associated outfall to account for increase in impervious surface. This work is part of a larger redevelopment plan for Shore Park.

Chair Charpentier asked about the existing conditions for the location of the basin. Mr. Bautz explained that the basin is proposed within an open lawn area.

Chair Charpentier asked about the catchment area for the basin. Mr. Bautz explained that a new catch basin is being installed on Shore Drive to capture runoff from the road. The catch basin is being installed with a pretreatment unit. Water from the sidewalk will also be directed to the basin. The flow pattern is not changing for the site, but treatment of runoff is being added before reaching Indian Lake.

Mr. Flint reviewed staff comments and confirmed that all concerns have been addressed.

There were no comments from the public.

Commissioner Hotham exits the meeting due to technical difficulties.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 4-0 to close the public hearing, with Commissioner Hotham absent.

In addition to the standard conditions, Mr. Flint recommended wetland flagging, demarcation of limit of work, invasive vegetation, cement truck washing, and deeded conditions for stormwater infrastructure maintenance, pesticides, sand & salt, and snow storage.

Upon a motion by Commissioner Amory, Seconded by Commissioner Nystrom the Commission voted 5-0 to issue an Order of Conditions with conditions as recommended by staff, with Commissioner Hotham present.

Commissioner Hotham re-enters the meeting.

List of Exhibits:

- Exhibit A: NOI Application; received 05/18/2022; submitted by David J. LaPointe, Beals + Thomas
- Exhibit B: Stormwater Report; received 05/18/2022; revised 07/09/2024; prepared by Paula Thompson, Beals + Thomas
- Exhibit C: Site Plan; dated 05/19/2022; prepared by Mark E. Benson, Beals + Thomas
- Exhibit D: Department of Environmental Protection Comments; dated 06/10/2022; prepared by Mia MacDonald

14) 22B Chino Avenue – Notice of Intent (CC-2022-049)

Zac Couture, H.S. & T. Group, Inc., on behalf of the applicant, The Normandin Group, LLC, reviewed construction of a single-family dwelling and related sitework. The project is filled under the Wetland Protection Ordinance only. The back of the lot will be left wooded.

Chair Charpentier asked about the grading of the lot. Mr. Couture explained that the grade will be 2.5 to 1, mimicking the existing grade.

Commissioner Canton asked about the timeline of the project. Mr. Couture explained that the applicant is looking to start as soon as possible and are hoping to start by the end of July.

Chair Charpentier asked if the site has been cleared. Mr. Couture confirmed that the site has not been cleared yet. He explained that trees at the front of the property will be removed but there are proposed plantings.

Chair Charpentier asked if there would be overflow for the cultec unit. Mr. Couture explained how the system would work.

Commissioner Amory asked where material from the cuts on site would be stored. Mr. Couture stated that the material would be stored to the front of the lot.

Commissioner Amory requested additional information on the erosion controls. Mr. Couture reviewed the erosion control plan and was amendable to adding additional erosion controls.

There were no comments from the public.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 5-0 to close the public hearing.

In addition to the standard conditions, Mr. Flint recommended revised plans showing stockpile area with associated erosion controls, infiltration unit inspection, invasive vegetation, and deeded conditions for stormwater infrastructure maintenance, pesticides, sand & salt, and snow storage.

Chair Charpentier reviewed the importance of maintaining the erosion controls on site.

Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 5-0 to issue an Order of Conditions with conditions as recommended by staff.

List of Exhibits:

- Exhibit A: NOI Application; received 06/08/2022; submitted by Peter Normandin, The Normandin Group, LLC
- Exhibit B: Site Plan; dated 04/22/2022; revised 06/06/2022; prepared by Daniel J. Tivnan, H.S. & T. Group, INC.

Other Business

16) Issuance of Order of Conditions for Closed Public Hearings

a. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path, & Sourwood Circle (aka Phase V) –Notice of Intent (CC-2021-015 & DEP#349-1320)

In addition to the standard conditions, Mr. Flint recommended wetland flagging, demarcation of limit of work, construction schedule, infiltration unit inspection, invasive vegetation, cement truck washing, equipment and material placement, SWPPP reporting, and deeded conditions for stormwater infrastructure maintenance, permanent markers, fertilizer, pesticides, sand & salt, and snow storage.

Mr. Flint also the condition for compliance with conditions issued for prior projects. Prior to construction of any foundations for structures approved in this Order of Conditions AND within 120 days of this OOC becoming final, the following items related to Order of Conditions CC-2013-057 / DEP#349-1075 and Enforcement Order CC-EO-2017-001, which relate to earlier project phases, shall be completed:

- a) The wetland replication area adjacent to "Wetland B" shall be completed. An evaluation by a Professional Wetland Scientist confirming that the replication has been completed in accordance with the approved plans, and that the wetland vegetation has been established as required (minimum of 75% success) over two growing seasons, shall be provided to the Office of the Commission.
- b) Stormwater drainage facility improvements proposed within Phase I&V shall be completed. A registered Professional Engineer, currently licensed to practice within the Commonwealth of Massachusetts, shall provide a written certification that the stormwater system has been constructed in substantial compliance with the approved plans, and that the infrastructure functions as designed in compliance with the MA Stormwater Handbook and Standards. One (1) original of said certification, and a .pdf of the same, shall be provided to each the Department of Inspectional Services, Department of Public Works & Parks, and the Division of Planning & Regulatory Services.
- c) The applicant shall request a complete Certificate of Compliance for Order of Conditions CC-2013-057/DEP#349-1075 upon completion of items A& B above. Any remaining conditions of CC-2013-057 / DEP#349-1075 that remain unsatisfied shall be completed before such a request is made.

Prior to the Issuance of a Building Permit: a copy of the recorded documents establishing easements to, and the entity responsible for long-term operations and management of, site elements shared between phases (e.g. stormwater infrastructure, utilities, driveways, etc.) shall be provided to the Office of the Commission.

Chair Charpentier requested a condition for revised plans, recommended a phasing plan, and reviewed the placement of permanent markers.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission Voted 5-0 to issue an Order of Conditions with conditions as recommended by staff.

17) Project Change Requests

a. 781 Grove Street

Kevin Dandrade, TEC Inc., on behalf of the applicant, Goddard/Homestead, Inc., reviewed the project change request. Changes include reconfiguring the footprint of the building, reduction in impervious surface by 0.55 acres, and moving the building further from the wetland resource area.

Mr. Flint explained that staff reviewed the project and did not have any concerns. Stormwater Standards are still being met with the changes proposed.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission Voted 5-0 to approve the project change request.

List of Exhibits:

Exhibit A: Project Change Request; received 06/08/2022; submitted by Kevin Dandrade, TEC Inc.

18) Requests for Certificates of Compliance

a. 341 Granite Street (CC-2020-045)

Mr. Flint reviewed the request for Certificate of Compliance. He noted that most of the site is fully stabilized, but the homeowner had expressed concerns about flooding and erosion on the property. Confirmation was received from the Health Department that the septic system was installed properly. The infiltration unit was inspected by a building inspector. A letter from a professional engineer was submitted with the request.

Mr. Flint recommended that if the Certificate of Compliance is issued that it be contingent on removal of the silt fence and seeding of that area.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission Voted 5-0 to issue a complete Certificate of Compliance.

b. 39 Caroline Street (CC-2015-018)

Mr. Flint reviewed the construction of a multi-family dwelling within the Stormwater Protection Zone only. A letter from a professional engineer was provided, confirming that the project was built according to the approved plans.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission Voted 5-0 to issue a complete Certificate of Compliance.

19) Enforcement Order and Violation Updates

a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)

b. 217 Lake Avenue (CC-EO-2020-004)

c. 449 Massasoit Road (CC-EO-2020-006)

d. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)

e. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)

f. 99 Wildwood Avenue (CC-EO-2020-009)

g. 166 Moreland Street (CC-EO-2020-011)

h. 522 Grove Street (CC-EO-2020-014)

i. 0 Myrick Avenue (CC-EO-2020-015)

j. Modoc Street (CC-EO-2021-001)

k. 75 Harrington (CC-EO-2021-003)

l. 40 June Street Terrace (CC-EO-2021-004)

m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)

n. 1087-1089 Millbury Street and 18 Leland Street (CC-EO-2021-006)

o. 269 James Street (CC-EO-2021-007)

q. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)

p. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)

r. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)

Mr. Flint reviewed the Enforcement Order and confirmed that the restoration plan has been implemented. The plantings were overseen by a wetland scientist. The straw wattle is set to be removed once the herbaceous vegetation grows in. The plantings are to be monitored over the next two growing seasons.

Chair Charpentier asked if the Enforcement Order will remain open during the monitoring period. Mr. Flint recommended that the order remain open.

s. Hospital Drive FKA 305 Belmont Street, 57-004-B1 -01/-02 (CC-EO-2022-001)

t. Hospital Drive FKA 305 Belmont Street, 57-004-B103B (CC-EO-2022-003)

Patrick Doherty, Midpoint Engineering + Consulting, LLC, provided an update on Galaxy Reactory property. The vortex unit has been cleaned, vegetated areas have been reseeded and are being watered regularly, a berm has been added to reduce the size of watershed areas, and a sediment trap has been added.

Mr. Flint reviewed site visits and the most recent SWPPP reports. Mr. Doherty explained that the source of turbid runoff and confirmed that it has been addressed.

Chair Charpentier expressed his frustration with how long it took to get the issue resolved and for certain conditions to be met within the Order. Mr. Flint reviewed the conditions of the Order and when confirmation was received from the applicant. Chair Charpentier warned that the Commission will issue a fine if conditions are not met in a timely manner.

u. Hospital Drive FKA 305 Belmont Street, 57-004-B1-02 (CC-EO-2022-004)

Nathan Mahonen, Bohler, provided an update on the project site. He explained that stockpile areas have been hydroseeded and are stabilized. Turbidity testing has been conducted during the most recent rain events. The results were well below the threshold for construction related dewatering. Goddard consulting has been monitoring the site during rain events.

Mr. Flint recommended lifting the Enforcement Order.

Upon a motion by Commissioner Amory, seconded by Commissioner Canton, the Commission Voted 5-0 to lift the enforcement order.

Julie Holstrom, WBDC, thanked the Commission for lifting the Enforcement Order.

There was no discussion of a-r, & s.

20. Communications

- a. Draft Ch. 91 License for 74 Bay Edge Drive; from MassDEP*
- b. Wetlands Program Guidelines on Massachusetts Wetlands Protection Act Provisions Regarding the Application of Herbicides along Rail Lines; from MassDEP*
- c. 2022 Vegetation Management Plan; from CSX Transportation, Inc.*
- d. Copy of Notice of Activity and Use Limitation, 79-81 Gold Star Boulevard: from Terracon Consultants, Inc.*

There was no discussion for items a-d.

21. Approval of Minutes

Upon a motion by Commissioner Amory, seconded by Commissioner Canton, the Commission Voted 5-0 to approve the minutes for the 3/28/2022 meeting.

22. Policies and Procedures

Mr. Flint explained that staff drafted a policy for revision materials deadlines. Revised materials needed to be provided at least 5 business days prior to hearing date to allow for adequate time to review the documents. This policy is based off a current policy held by Planning Board.

Chair Charpentier was supportive of the policy.

Upon a motion by Commissioner Amory, seconded by Commissioner Nystrom, the Commission voted 5-0 to adopt the policy as drafted by staff.

Adjournment

Upon a motion by Commissioner Amory, seconded by Commissioner Canton, the Commission unanimously voted to adjourn at approximately 8:18PM.