



Kelley Freda
Chairperson

CONSERVATION COMMISSION
City of Leominster, Massachusetts

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Leominster Conservation Commission
PUBLIC MEETING LEOMINSTER
25 West St, Room 10
April 22, 2014, 7PM
Meeting Minutes

In attendance:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Daniel Brodeur	Larry Gianakis, Jr.	Joanne M DiNardo - Conservation Agent
Gregory Day	Julia McKinney	
Kelley Freda – Chair		
Scott Pearson – Vice Chair		

I. Hearings

- A. A public meeting was opened on a Request for Determination by Crossroads Office Park LLC, for construction of an additional parking lot to service the existing development. The proposed parking lot is located outside the 100-foot wetland bufferzone and the 200-foot riverfront. A portion of the riprap pad, associated with a storm drain outfall, extends approximately 6-feet into the 100-foot bufferzone. Assessors Maps 445, Parcel 1A. 690 Mechanic St.
1. Wesley Fliss, Whitman and Bingham Associates, represented Crossroads Office Park LLC. He stated that his client would like to construct an additional parking lot to service the existing development at 690 Mechanic Street. The proposal shown is for 22 spaces.
 2. Freda offers that she has no questions on this project. She appreciates the storm water treatment that was included with this plan. She asks if anyone from the Commission has any questions on this. DiNardo asks if this project has to go to the Planning Board. The answer is yes, on May 6. Daniel Brodeur asks about the fill. It will be 8-12 inches of gravel. Freda asks three times if there is anyone from the audience who would like to speak on this Request for Determination. Once. Twice. Three times and no one stepped forward with any concerns.
 3. Freda closes the public hearing at 7:06 pm.
 4. Freda asks for Joanne DiNardo's recommendations. Recommendations are as follows:

I have reviewed this application, visited the site, and would like to offer the following comments: The proposed parking lot is located outside the 100-foot wetland bufferzone and the 200-foot riverfront. A portion of the riprap pad, associated with a storm drain outfall, extends approximately 6-feet into the 100-foot bufferzone. The only area of jurisdiction is the riprap pad and outfall area that will discharge to the bufferzone. Ms DiNardo asked for clarification on the maintenance program for the new stormwater treatment facilities. Mr Fliss stated that the owner does maintain the

parking area and cleans out the stormdrains.

Ms DiNardo recommended a negative three with the following added conditions:

1. Erosion Controls must be approved by Conservation Agent
2. 48 Hour Notice to Conservation Commission or Agent (written or emailed)
3. 24 Notice prior to start of work
4. No stock piling in resource area
5. Rain event plan – if needed – stockpiles must be covered
6. Applicable application through Planning Dept.

5. Freda asks for a motion to issue a Negative Three for 690 Mechanic Street with DiNardo's recommendations. Scott Pearson makes a motion to issue a Negative Three for 690 Mechanic Street with DiNardo's recommendations. Gregory Day seconds the motion. The Commission unanimously approves the Request for Determination. There are none opposed.

B. A public hearing was opened on a Notice of Intent by Traditional Concepts, Inc of a single family home and associated site work in the 100-foot wetland buffer. Address 112 Keeneland Circle; Assessors Map 398, Lot 1-23. DEP 199-none at this time.

1. Brian Carlson from Traditional Concepts Inc. explained the single family home and the associated site work being proposed. He stated that the house is 60 feet from the wetlands. The lot is fairly level.
2. Freda asks the Commission for questions or comments.
3. Freda asks will the entire site (back yard) be grassed? Brian answers yes.
4. Day notes that it is a pretty flat lot. Brian agrees.
5. Brodeur asks what is on the lot now? Brian answers trees that are 15 years old.
6. Freda offers that she has no questions on this project. She asks the Commission once again if there are any questions. There are none. Freda asks if there is anyone in the audience who wants to speak on the intent. Once. Twice. Three times and no one steps forward with any concerns.
7. Freda asks is there anyone who objects to closing the hearing? There are no objections and the hearing is closed at 7:20pm.
8. Freda asks for DiNardo's recommendations. They are as follows:

I have reviewed this application, visited the site, and would like to offer the following comments:

112 – Dep 199-_____ A portion of the work is within the buffer zone and will alter 7,900 square feet of bufferzone. The property does not contain wetlands. The rear of the property abuts conservation land. I recommend a standard order of conditions with the boiler plate and the following added conditions if there are no comments from DEP and provided the file numbers are issued:

1. Erosion Controls must be approved by Conservation Agent (48 hour written or email notice)
2. 24 Hour notice prior to start of work
3. No stockpiling within 50 feet of resource area
4. All stockpiles must be covered
5. Wetland do not disturb wetland boundary markers 20' from wetlands and along the rear boundary (every 40 feet)
6. As Built Upon Construction Completion

Mass Endangered Species Act (MESA) - The area/location is not identified on the Estimate Habitat Map so no filing is required.**NPDES** – Threshold – 1 acre or more a construction general permit is required and is noted in the Stormwater Report under Standard 8. **NA MassDEP Stormwater Management NA** - Residential Property – Maximum extent practicable.
Other Applicable Permits: A building permit, sewer & water connections.

6. Freda asks for a motion to issue a standard order of conditions with DiNardo's additional conditions with one change to wetland boundary markers; please mark

them every 40 feet. Pearson makes a motion to issue a standard order of conditions with DiNardo's additional conditions with one change to wetland boundary markers; please mark them every 40 feet. The motion is seconded by Day. The Commission unanimously approves the Request for Determination. There are none opposed.

C. A public hearing was opened on a Notice of Intent by Traditional Concepts, Inc of a single family home and associated site work in the 100-foot wetland buffer. Address 113 Keeneland Circle; Assessors Map 398, Lot 1-24. DEP 199-no DEP file at this time.

1. Brian from Traditional Concepts Inc. explains the single family home and the project.
2. Freda asks the Commission for questions or comments.
3. Freda offers that she has no questions on this project. She asks the Commission if there are any questions. There are none. Freda asks if there is anyone in the audience who wants to speak on the intent. Once. Twice. Three times and no one steps forward with any concerns.
4. Freda asks is there anyone who objects to closing the hearing? There are no objections and so the hearing is closed at 7:26pm. Freda asks for DiNardo's recommendations:

Ms DiNardo reviewed the application, visited the site, and would like to offer the following comments:

113 – Dep 199- [REDACTED] A portion of the house and site-work is within the buffer zone and will alter 7,300 square feet of bufferzone. The property does not contain wetlands. The property slope is gradual with the front of the lot at 516 and the back at 514. The rear of the property abuts conservation land. I recommend a standard order of conditions with the boiler plate and the following added conditions:

1. Erosion Controls must be approved by Conservation Agent (48 hour written or email notice)
2. 24 Hour notice prior to start of work
3. No stockpiling within 50 feet of resource area
4. All stockpiles must be covered
5. Wetland do not disturb wetland boundary markers 20' from wetlands and along the rear boundary (every 40 feet)
6. As Built Upon Construction Completion

Mass Endangered Species Act (MESA) - The area/location is not identified on the Estimate Habitat Map so no filing is required. **NPDES** – Threshold – 1 acre or more a construction general permit is required and is noted in the Stormwater Report under Standard 8. **NA MassDEP Stormwater Management , NA** - Residential Property – Maximum extent practicable. **Other Applicable Permits:** A building permit, sewer & water connections.

5. Freda asks for a motion to issue a standard order of conditions with the boilerplate with DiNardo's additional conditions for 113 Keeneland Circle. Pearson makes a motion to issue a standard order of conditions with the boilerplate with DiNardo's additional conditions for 113 Keeneland Circle. The motion is seconded by Day. The Commission unanimously approves the standard order of conditions motion. There are none opposed.

II. Continued Hearings - None

A. Regular Meeting

1. Call to Order
2. Enforcement, there are no updates at this time.
 - a. 554 Willard & 22 Jytek Rd – due back in with soil testing. Ms DiNardo will contact owner.

- b. 24 Jytek Dr – Plan forthcoming before any added work is done.
- c. 30 Theresa Drive . Freda asks DiNardo to schedule a time for the site walk for this project please.

3. Communications

- a. Re: 690 Mechanic street, based upon what was just discussed DiNardo is now able to respond to Planning. Freda would like to communicate back to the Planning Board, by putting a sentence in the review of 690 Mechanic St., stating that the Conservation Commission appreciates the proactive attention to the storm water controls even though it is not required by the Conservation Commission. Pearson files a motion to communicate back to the Planning Board by putting a sentence in the review of 690 Mechanic St. stating that the Conservation Commission appreciates the proactive attention to the storm water controls even though it is not required by the Conservation Commission. Day seconds it. There are none opposed and the motion is passed unanimously.

4. Minutes

- a. Minutes April 8, 2014 – these minutes will be reviewed for approval in the May meeting.

5. Old Business

- a. Stormwater Ordinance and Annual Stormwater Report got submitted today. The Stormwater Ordinance went to the Mayor's office and there is a meeting next week. City Council will come after that.
 - i. There is discussion about PSAs (public service announcements) and LATV. Freda makes a suggestion that perhaps LATV play it a certain amount of times a year.
 - ii. Freda asks DiNardo to explain how the city will educate those who work for the city and the general public with the public service announcements about stormwater run offs. RAINcheck and IDDE are two DVDs/training pieces that can be used.
 - iii. Freda asks if we have the funds to purchase the DVDs/training. There is discussion of a vote to transfer \$1000 from the Wetlands Protections Funds.
 - iv. Pearson makes a motion to authorize DiNardo to request \$1000 out of the Wetlands Protections Fund from the City Council for training materials and a new camera. Day seconds the motion. There are none opposed and the motion is unanimously approved by the Commission.

6. New Business

- a. Day mentions the amount of rust that is expelled when the City of Leominster does its hydrant flushing. He asks is there anything that can help the quality of water that reaches the storm drain?
 - i. Freda says that we could check with DPW.
 - ii. Brodeur suggests that maybe they can put some fabric down to catch any solids before they reach the storm drains.
 - iii. Day wonders if there is something to put over the opening of the hydrant?
 - iv. Freda explains that Firefighting activities are exempt from stormwater regulations; she suggests that we should look into whether or not hydrant flushing maintenance is exempt as well.

- b. 20 Lakeshore Drive has a septic problem that could be going right into the pond. The Health Department (HD) is involved; HD have had discussion with the resident and has issued an enforcement order. The Health Department has ordered this resident to pump her septic system regularly. The resident is not connected to Town sewer. The resident cannot afford to connect to the Town. There has been discussion prior to this meeting (and prior to the Conservation Commission) about how to help the resident pay for at

least 50% of the tie into the Town. The Conservation Commission can help with the problem by issuing an emergency certification when appropriate.

- c. Samoset Lake Association Annual Report (Postponed to May)
7. Certificate of Compliance, there are none at this time.
 8. Extension Permit, there are none at this time.
 9. Emergency Certifications
 - a. MassDOT – Emergency Road & Culvert Repair – Route 12, Blocked Culvert (Near Chapman Place). Route 12 has major culvert repair work that needs to be done near Chapman Place. DPW, DOT and the Mayor have been involved. DiNardo will issue an emergency certification when she is approached to.
 - b. Freda offers that this is a public concern. She adds that regardless of state or city work jurisdiction, they should plan ahead so the work can be reviewed at a regular meeting. Ms Freda stated that she would not want the state to act under emergency on a regular basis.
 10. Agent's Report , there is nothing at this time.
 11. Sign Papers
 12. Chairman's Report
 - a. April 27th at 9:00am the Leominster Trail Stewards will be doing some trail clearing. Meet at the West Street entrance (North Monoosnock Trail), and or contact Judy Sumner at the Rec Dept. (978-534-7529) for more information.
 13. Next meeting is May 13, 2014.
 14. Adjournment at 7:52 pm.

Respectfully submitted,

Sandy Pellecchia, Conservation Scribe

The 8 interests identified in the Wetland Protection Act

- (1) Protection of public and private water supply*
- (2) Protection of ground water supply*
- (3) Flood control*
- (4) Storm damage protection*
- (5) Prevention of pollution*
- (6) Protection of land containing shellfish*
- (7) Protection of fisheries*
- (8) Protection of wildlife habitat*