



Kelley Freda
Chairperson

CONSERVATION COMMISSION

City of Leominster, Massachusetts

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Leominster Conservation Commission
PUBLIC MEETING LEOMINSTER
25 West St, Room 10
July 8 2014, 7PM
Meeting Minutes

In attendance:

<u>Present</u>	<u>Absent</u>	<u>Conservation Agent / Environmental Inspector</u>
Daniel Brodeur		Joanne DiNardo
Kelley Freda (Chairperson)		
Larry Gianakis		
Julia McKinney		
Scott Pearson (Vice Chairperson)		

I. Hearings

A. 7:00PM Pursuant to MGL CH 131 S 40 as amended, there will be a public hearing 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 63 Keeneland Circle Lot 48; Assessors Map 398, Lot 1-29.

1. Chris Moss is representing the project. This project involves the construction of a new single family house with connections to municipal sewer and water mains and a driveway connection to Keeneland Circle. A wetlands area has been identified at the rear of the lot. This wetlands area was shown on the original subdivision plans and the delineation presented on the plan is based on this original location.
2. The work necessary to construct the house, install the utilities and driveway and to perform site grading will alter approximately 6100 sq.ft. within the buffer zone associated with the wetlands area. Some of this work will be within 6' of the wetland area.
3. To minimize impacts on this wetland area, the following factors can be considered:
 - Silt fence will be installed and will represent a "limit of work" for the project. Detail and specifications for the silt fence installation have been provided on the plan. The proposed silt fence will be a "heavy duty" type with larger wooden posts and backed with 4" x 4" welded wire fencing.
 - A **small grassed sump with a riprap overflow** is proposed to catch and detain "first flush" stormwater generated from the paved driveway.
 - Most of the lot is not steeply sloped and stabilization of disturbed surfaces can be done quickly and efficiently.
4. Larry Gianakis states that he just got back from vacation and has not had a chance to review the project. He would like to go out and have a site visit. He also notes that there are no flags on the plans shown. Mr. Moss offers to meet Gianakis out on the property for a site visit. Gianakis also asks are these plans active? Mr. Moss offers to get this information.
5. Scott Pearson concurs with Gianakis, adding is the original order of conditions still valid? Pearson too would like to do a site walk.
6. Dan Brodeur asks about the **swale** on the plans. Mr. Moss indicated this is a grass **swale** so that there are no problems between the houses.
7. Chairperson Kelley Freda asks three times if there is anyone in the audience who wishes to comment on this project. No one comes forward.
8. Freda asks Mr. Moss if there is a problem continuing the hearing until the next meeting in August (August 12, 2014)? Mr. Moss has no concerns with that.

9. Freda leaves the public hearing 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 63 Keeneland Circle Lot 48; Assessors Map 398, Lot 1-29 continued until the next meeting in August.
10. Pearson files a motion to leave the public hearing 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 63 Keeneland Circle Lot 48; Assessors Map 398, Lot 1-29 continued until the August 12, 2014 meeting, pending a site walk. Julia McKinney seconds the motion. No Commissioners are opposed. The motion is approved by the Commission.

B. 7:05 PM Pursuant to MGL CH 131 S 40 as amended, there will be a public meeting on a Notice of Intent by Arenhall Corporation, for construction of a self-storage facility with associated driveways, grading and utilities located on Central Street. A portion of the proposed self-storage facility is located in the 100-foot wetland buffer zone and the 200-foot riverfront area. Assessors Map 483, Parcel 17. Central Street

1. Mark Piermarini represents the project, the construction of a self-storage facility with associated driveways, grading and utilities located on Central Street.
2. Pearson asks about buildings that have floor drains in them so as to store cars.
3. McKinney asks that's just pavement right now, correct? Mark answers yes.
4. Gianakis asks regarding the outlet, do you have a rip-rap? Mark answers yes. Gianakis states that he would like to walk the site.
5. Freda asks the distance from the discharge to the brook? Mark answers about 20 feet.
6. McKinney asks about the other storage place across the street, are they going to close? Mark says no it is expansion.
7. Freda asks do any other commission members have any questions.
8. Freda asks is anyone in the audience who wishes to comment on this project.
9. James Lanciani Jr. City Counselor asks will there be any propane gas stored? He also asks about the tank. He asks about shrubs and trees in the front. Mark states that there will be shrubs in the front. James asks about the hours of information. Mark says he will find out and will get back to all at the Planning Board meeting.
10. Freda asks about the floor drains being a plumbing requirement. She asks about opportunities for rain gardens. She asks is that hay bail. The answer is yes. Freda tells Mark the Commission prefers waddles please.
11. Freda asks three times is anyone in the audience who wishes to comment on this project. No one comes forward.
12. This hearing is left open to continue it on August 12, 2014.
13. McKinney makes a motion to continue the public meeting on a Notice of Intent by Arenhall Corporation, for construction of a self-storage facility with associated driveways, grading and utilities located on Central Street with a portion of the proposed self-storage facility is located in the 100-foot wetland buffer zone and the 200-foot riverfront area. Assessors Map 483, Parcel 17. Central Street until August 12, 2014. Pearson seconds the motion. No Commission members are opposed. The motion is approved by the Commission.

C. 7:10 PM Pursuant to MGL CH 131 S 40 as amended, there will be a public hearing to consider a Request for Determination by Robert Lee, Fink Family Trust, for landscaping and site improvements. This work will take place within the 100-foot buffer of bordering vegetated wetlands and an intermittent unnamed stream. Assessors Map 85, Parcel 22. 24 Stearns St.

1. Robert Lee represents the applicant. He informs the Commission about a fence, woodchips, existing fern, trees and a culvert (intermittent stream) and a second culvert. He informs the Commission of the changes he wishes to make.
2. Freda asks Robert will he be doing any digging? Robert answers that he has to even out the fill, he is going to stump-grind a few stumps. But he will not be doing the digging.
3. McKinney asks where will Robert be putting the deck? Robert is not sure. McKinney states that Robert is about 15 feet from the stream. Robert answers yes.
4. Gianakis asks are there any trees that need to be removed? Robert says that besides one dead tree there are no others. Gianakis speaks about erosion and offers that perhaps hay bales and silt fence would be good to use.
5. Freda asks do any other Commission members have any further questions.
6. Freda asks for the third time is anyone in the audience who wishes to comment on this project. No one comes forward.
7. Freda asks if there are any objections to closing this public hearing. There are no objections.

8. Freda recommends a negative three determination with the condition that hay bales or waddles will be placed if needed.
9. Freda asks for a motion on the Request for Determination by Robert Lee, Fink Family Trust, for landscaping and site improvements.
10. Gianakis makes a motion for a negative three Determination by Robert Lee, Fink Family Trust, for landscaping and site improvements with the condition that a site walk is made by a Commission member to see if hay bales or waddles will be needed. There is no further discussion. Pearson seconds the motion. No Commission members oppose the motion. The motion is approved by the Commission.

D. Continued Hearings

Pursuant to MGL CH 131 S 40 as amended, there will be a continued public hearing on a Notice of Intent by Matthew Olson, Matana Co, for construction of a single family home with attached garage, driveway and utility connections. A portion of the work is in the 100-foot buffer of bordering vegetated wetland. Address Lot 1 Lowe St, Assessors Map 488, Lot 3A. DEP 199-0999

1. At the last meeting the Commission requested a third-party to do the work. Thus far they have heard back from two out of the three vendors with a quote request. The Commission is awaiting the last quote. At the August 12th meeting the hearing will be continued.
2. Freda asks for a motion.
3. Pearson makes a motion to continue 1 Lowe St, Assessors Map 488, Lot 3A. DEP 199-0999
4. The motion is seconded by McKinney.
5. No Commission members oppose the motion. The motion is approved by the Commission.

E. Regular Meeting (7:50 p.m.)

1. Enforcement, there are no updates at this time.
 - a. 554 Willard/22 Jytek
 - b. 24 Jytek Dr – NOI expected for June
 - c. 30 Theresa Drive – LWTC John Kelly
2. Communications, there are none at this time.
3. Minutes
 - a. June 24, 2014, will be addressed at the August 12 the meeting.
4. Old Business
 - a. Budget - \$2500.00 Vote to transfer WP.
 - i. Pearson makes a request to transfer \$2500 from the wetlands fund account to the conservation account. McKinney seconds it. No Commission Members are opposed. The motion is approved by the Commission.
 - b. Liberty Commons work in buffer - Update
5. New Business
 - a. Gas Pipeline
 - i. Freda reads a letter (enter here from Fri. June 27th). From Emily Norton.
 - ii. Freda states that Leominster is not affected by this. Her recommendation is to NOT sign this.
 - iii. Gianakis, Pearson, McKinney agree.
 - iv. Pearson makes a motion to exclude the Leominster Conservation Commission's name on the Letter to Gov. Patrick in support of the gas pipe. McKinney seconds the motion. There is no further discussion. All Commissioners unanimously approve the motion.
 - b. Morse Dam repair project
 - i. This is in with the Secretary of Environmental affairs office. There is a copy available if anyone would like to take a look.
6. Certificate of Compliance, there are none at this time.
7. Extension Permit, there are none at this time.
8. Emergency Certifications, there are none at this time.
9. Agent's Report, there is not one at this time.
10. Sign Papers
 - a. Keeneland
 - b. Central
 - c. Stearns
11. Chairman's Report, there is not one at this time.

12. Next Meetings
 - a. August 12, 2014
 - b. September, there is no meeting planned.
13. Adjournment at 7:56 p.m.

James Lanciani Jr. City Counselor thanks the Conservation Commission for their good work.

Respectfully submitted,

*Sandy Pellecchia
Conservation Scribe*