



Kelley Freda
Chairperson

CONSERVATION COMMISSION
City of Leominster, Massachusetts

CITY HALL - 25 WEST STREET
LEOMINSTER, MASSACHUSETTS 01453
www.leominster-ma.gov

Joanne M DiNardo
Conservation Agent
conservation@leominster-ma.gov

telephone (978) 534-7524 facsimile (978) 840-8034

Leominster Conservation Commission
PUBLIC MEETING LEOMINSTER
25 West St, Room 10
September 23, 2014 7PM
Meeting Minutes

I. In attendance

Members Present	Members Absent	Staff Present
Kelley Freda – Chair	Daniel Brodeur	Joanne M DiNardo - Conservation Agent
Larry Gianakis		Sandy Pellicchia - Scribe
Julia McKinney		
Scott Pearson		

II. Call To Order

A. The meeting was called to order at 7:00 p.m.

III. Hearings

A. 7:00PM A public hearing was opened on a Notice of Intent by Jacqueline Antonioni, for the construction of a single family home with associated grading and utilities at 8 Nutting Drive, Leominster. A portion of the grading will take place within the 100-foot buffer zone of a bordering vegetated wetland. Assessors Map 527, Lot 40. [DEP 199-1004](#)

1. Anthony Cleaves from Whitman and Bingham Assoc. represents the project.
2. The lot is a pork-chop/hammerhead lot that has an intermittent brook with associated wetlands.
3. Kelley Freda asks if there are any Commissioners who have questions on the project.
4. Scott Pearson asks about the headwall. Anthony says it is existing.
5. Larry Gianakis appreciates that this project is maintaining the bufferzone as much as possible.
6. Freda asks three times if there is anyone in the audience who wishes to speak on the project. No one steps forward.
7. Joanne DiNardo is looking for additional erosion controls across the front due to the slope of the property. She was able to research the adjacent properties and the wetland boundary has not changed since the homes were built on Prospect Heights. Anthony says he can add erosion controls and it will be easy to do.
8. Freda asks if there are any objections to closing the public hearing. There are none. The hearing is closed at 7:06 p.m.
9. DiNardo offers her recommendations as follows: She stated she had visited the site and observed that a very small portion of the work is within the outer portion of a bordering vegetated wetland bufferzone. The property does not contain wetlands. The property slopes downhill and away from the wetland. She recommends a standard order of conditions with the boiler plate and the following added conditions:

- 1) Erosion controls must be approved by Conservation Agent
- 2) 48-hour Notice written or e-mail notice
- 3) Double hay-bales and silt fence to prevent runoff into the street
- 4) 24-Hour notice prior to start of work
- 5) As Built Upon Construction Completion

Gianakis makes a motion to issue a standard order of commissions with the boiler plate and DiNardo's recommendations. Pearson seconds the motion. It is unanimously approved by the Commission.

B. 7:05PM (7:09PM) A public hearing was opened on a Notice of Intent by The City of Leominster Recreation Department for a project that consists of the redevelopment of the Barrett Park facility to improve the accessibility throughout the site by reconstructing existing walking paths, the parking area and the existing pond dock. Further improvements include an addition to an existing building and the installation of pavilions throughout the park. Portions of the work are within the 100-ft buffer from the pond and wetland

areas as well as the 200-ft riparian zone from the stream exiting the pond. Location 40 Barrett Park Dr, Assessors Map 345, Lot 1 and Map 409 Lot 3. [DEP 199-1003](#)

1. Anthony Cleaves, Whitman and Bingham Assoc. and Andrew Leonard from Leonard Associates represent the project.
2. Mr Cleaves presented the plans: Improvements include constructing a boardwalk over the Wetland, adding pavilions throughout the site, reconstruction some of the beach area, adding a footpath to the beach, remove the tennis courts and replace them with a lawn area, complete a building addition, make the dock a floating dock attached to the existing pier, redo the existing parking lot, include drainage control, include a bio-retention area (rain garden), and improve the stormwater quality that reaches the pond. There is an overall reduction of 8400 square feet of reduction in impervious area. Many of the trails have non-compliant pitches. There is an existing maintenance area that will receive improvements. Along the banks of the pond there are erosion areas and invasive species that must be addressed. There is 50 feet of bank alteration and they did have a wildlife habitat study. This is not much of a habitat and will offer improved habitat.
3. Pearson has a question about the boardwalk he asks for explain. Leonard explains the boardwalk would be constructed using diamond pier footing, the frame, decking and curb stop. This also includes replacing vegetation as the budget allows. Mr Cleaves showed the architectural renderings. Mr Leonard gave additional details on the actual construction and materials. He explained that a lot of invasive plants would be removed and replaced with native plants.
4. Julia McKinney asks how the invasive species will be removed. Mr Leonard gave details on the work to be done and explained that work adjacent to the pond will be done by hand. By the parking lot can be done by machine.
5. McKinney asks who is maintaining this park once it is completed. The answer is the Leominster Recreation Department.
6. McKinney notes that it is dark in the area in the evening areas. She asks will it be closed in the evening. Leonard speaks of a vehicular gate that will be open to authorized vehicles. There will be a turnaround area in the parking lot. They can't completely shut down access.
7. Gianakis speaks regarding the debris and also expressed concern regarding a previous project that caused runoff problems. He stated that stone steps that were built which caused increase velocity. He asks if this area will be addressed and improved. Leonard explains that his goal is to grade it out so that there is constant sheet flow off the edge and there is no build-up of water. Sedimentation from the parking lot will be mitigated by installing the bio-retention area.
8. Pearson asks about the temp stockpile staging area. He asks what the grade is. The answer is about 6%.
9. Ms Freda complemented the plan and the improvements. Freda asks for explanation of the 480 linear feet of bank restoration methodology. Leonard explains that a machine will be required to bring in boulders. However most of the work would be by hand.
10. Freda asks would this be considered navigable water. Anthony says anything less than 500 feet you do not need to file. Ms Freda stated she was under the impression that the threshold is 100 feet.
11. Freda asks about the maintenance of the rain garden. Who will maintain this? Can the Conservation Commission receive maintenance records on an annual basis?
12. Freda would also like a spill kit on site please.
13. Freda asks if any other Commission members have any other questions.
14. DiNardo asks if a sign could be posted near the rain garden to educate people. The answer is yes.
15. DiNardo asks if there are phases when this will be done. Leonard says that the grant goes through June of 2015. This plan shows more scope of work than can be done by that timeline. Ms DiNardo asked who will be doing the work. Mr Leonard stated some of the work will be done in house and some will go out to bid. Demo work would be done this fall. DiNardo would like for the Commission to be notified as work takes place so that Progress Reports & Site Walks can be done.
16. Mark Bodanza, ward 4 councilor speaks. Is the impervious footprint of the parking lot area going to increase or shift? No, there is a woodland that will not be touched right there. The edge of the parking lot is being pulled away from the closest abutter. Mr Cleaves reviewed the plan. Bodanza asks about the lighting. Leonard responds that the lighting would be night sky friendly and will be directed lighting focused on the lot.
17. Dick O'Brien, 578 Merriam Ave. is speaking in favor of the proposal. He also applauded the Recreation Department for getting the grant. He hopes that the city goes for additional grants to improve recreation for impaired and underserved individuals.
18. Jerry Merini 152 Pleasant Terrace asks who is responsible for the dam. Anthony believes it is the City of Leominster. He says if the dam lets go it lets go across Pleasant St. and that would be a considerable amount of water that would. Mr Marini stated that the sleuth is not working and has not worked for years and it would be a shame if it let go and flooded Wass Meadow. Mr Gianakis stated that the Emergency

Management would have all that information. Mr Marini stated it is his opinion that the Commission should look into this.

19. Art O'Leary, 16 Barry Lane speaks in favor of the improvements at Barrett Park. Scout Master Troop 11 and Leominster Trail Stewards)
20. Maureen Donatelli, Chair of the Recreation Commission stated she is in favor of the project and they want to be sensitive to the neighbors. She addressed the dam and stated that they do have the dam inspections done as required by the State. They will address the dam as much as they can.
21. Resident Kim Clinch, 88 Chestnut St. asks about security to the parking lot. Presently it states closed dusk till dawn, however there are no gates. Will there is a security gate at the entrance of the lot? Leonard says the area is impossible to gate off. As part of the current grant there are no gates to be installed but the way it is being constructed with curb cuts – gates can easily be installed. The parking lot will be set up so that it could be controlled. She stated that it is not wise to have an open public restroom.
22. Freda asks if there is anyone else in the audience who wishes to speak on this notice of intent.
23. Freda asks if there are any objections to closing this hearing. There are none. It is closed at 7:40pm.
24. DiNardo offers her recommendations:

I recommend a standard order of conditions with the boiler plate and the following added conditions:

- 1) Signage for rain garden
- 2) Erosion controls must be approved by Conservation Agent (48-hour written or e-mail notice)
- 3) Notice to the Conservations Commission for each phase of construction.
- 4) Progress Reports & Site Walks as each phase takes place
- 5) Additional Erosion as needed and approved by the Conservation Agent
- 6) 24-Hour notice prior to start of work
- 7) Emergency spill kit on site during construction work
- 8) O & M Compliance as per the Stormwater Report as per the submission
- 9) Annual maintenance report to be submitted to the Conservation Commission
- 10) As Built upon completion

Freda reads three (3) emails into the record:

From: Susan Chalifoux Zephir Verizon
Sent: Tuesday, September 23, 2014 2:36 PM
To: Joanne DiNardo
Subject: Proposal for improvements at Barrett Park including fully accessible trail

Hi Joanne,

I understand that there is a Conservation Commission meeting tonight and a proposal for improvements to Barrett Park that include an accessible trail is being heard. I hope to attend the meeting to voice my support for the project but I have a conflict and may not make it.

In the event that I cannot attend I would like to go on the record as supporting the project, in particular the accessible trail - which I believe once constructed will be the only fully accessible hiking trail on city property. Thank you very much. Best, Susan Chalifoux Zephir

From: MaryAnn Doucette [mailto:boltonmad2@gmail.com]
Sent: Monday, September 22, 2014 2:06 PM
To: Joanne DiNardo
Subject: Barrett Park

We are very much in favor of the project at Barrett Park. Good for the neighborhood and good for the community and a wonderful use of available funds. You have our support. George Clem and Mary Ann Doucette

From: Tim Gabriel [mailto:tgabriel@ttor.org]
Sent: Tuesday, September 23, 2014 10:52 AM
To: Joanne DiNardo
Cc: Tim Gabriel
Subject: Tuesday Conservation Commission and Approval of Accessible Trail Plan at Barrett Park

Hi Joanne,

I won't be able to make the meeting tonight, but I fully support the project to build a universally accessible trail at Barrett Park. My wife Cindy and I often walk in Barrett Park and are always amazed at what a gem of property it is. Plus, it is so close to downtown Leominster, making it accessible to large numbers of residents. All the park needs is some additional tender loving care and attention, and a UA trail in Barrett Park will be a wonderful and very popular addition. We fully support this project that will be of benefit to large numbers of people, young and old. Best, Tim Gabriel

Ms Freda opens up to the audience to close the hearing – after three calls seeing no response the hearing is closed at 7:43PM

Pearson makes a motion to issue a standard order of conditions with the boiler plate with the additional stipulations as recommended including: Progress Reports & Site Walks as each phase takes place, Emergency spill kit on site during construction work, O&M's, maintenance reports, and Rain Garden / Stormwater educational kiosk. McKinney seconds the motion. The Commission unanimously approves the motion.

IV. Continued Hearings

At the Aug 12th meeting there was a hearing about the pump station upgrades on Day Street that was inadvertently left off the agenda. Pearson makes a motion to continue the hearing on the pump station upgrades at the Oct. 14 meeting. McKinney seconds it. Unanimously approved by the Commission.

V. Regular Meeting

1. Enforcement
 - a. 554 Willard / 22 Jytek, there is no update at this time.
2. Communications
 - a. Stormwater ordinance has been approved and took effect August 04, 2014.
3. Minutes are not ready for approval.
4. Old Business, there is none at this time.
5. New Business, there is none at this time.
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. COC – 641 Willard
 - b. NOI Nutting
 - c. NOI Barrett
11. Chairman's Report, there is not one at this time. Freda tells the group that she could use the help at the Johnny Appleseed Festival, in the Conservation and DCR booth on Saturday Sept 27.
12. Next Meetings
 - a. October 14, 2014
 - b. November 25, 2014
 - c. December 9, 2014
13. The meeting is adjourned at 8:00pm.

Respectfully Submitted,

Sandy Pellicchia
Scribe