



**Kelley Freda**  
Chairperson

# CONSERVATION COMMISSION

*City of Leominster, Massachusetts*

CITY HALL - 25 WEST STREET  
LEOMINSTER, MASSACHUSETTS 01453  
[www.leominster-ma.gov](http://www.leominster-ma.gov)

**Marco L. Bangrazi**  
Conservation Agent  
[conservation@leominster-ma.gov](mailto:conservation@leominster-ma.gov)

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

**Leominster Conservation Commission**  
**PUBLIC MEETING LEOMINSTER**  
25 West St, Room 10  
September 22, 2015 7PM  
Meeting Minutes

## I. In Attendance

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
	Daniel Brodeur	Marco L. Bangrazi - Conservation Agent
Kelley Freda – Chair		
Larry Gianakis, Jr.		
Julia McKinney		
Scott Pearson – Vice Chair		

### A. The meeting is opened at 7:01p.m.

### B. Hearings

1. 7:00 PM Pursuant to MGL CH 131 § 40 as amended, there will be a public hearing on a Notice of Intent for SoCore Energy, for installation of a 1 MW solar panel array with a 20-foot-wide gravel driveway. Approximately 1,765-sqft of wetlands will be filled to construct the driveway. Address 982 Pleasant Street, Map 381, Lot 8.
  - a. Wesley Flis from Bingham and Whitman Associates represents the project.
  - b. Pearson volunteers that he lives in the neighborhood, but is not an abutter. He can act objectively on this decision.
  - c. Flis is proposing a 20-foot wide gravel driveway. They are proposing wetland alteration. All work associated within the 100-ft buferzone is for the proposed driveway. There is an increase in run off to the wetland area. A detention basin is planned on the western side of the array. Hay bales and silt fence will be put in place to protect the wetlands.
  - d. Freda asks if any other Commissioners have any further questions.
  - e. Gianakis asks about erosion prevention. Flis explains six inch pipe and rip wrap pad and storm drain in the basin area. There are no culverts along the driveway.
  - f. Freda asks about an operation and maintenance plan. Flis will have one submitted to the Conservation Commission prior to construction.
  - g. Freda asks instead of hay bales can you please use straw waddles.
  - h. Freda asks if there is anyone in the audience who wishes to speak on this matter.

- i. James Lanciani Jr., City Councilor, speaks that he sees no detriment under the supervision of the Conservation Commission. He believes the project is profitable. He supports the project.
- j. Freda notes there is no DEP number on this.
- k. Gianakis would like to come up with a replication plan. Flis says this can be done.
- l. Pearson files a motion to continue 982 Pleasant Street, Map 381, Lot 8 pending DEP number and site visit. McKinney seconds the motion. The motion is unanimously approved by the Commission.
- m. The public meeting is left open.

**C. Continued Hearings**

- 1. 7:05 PM Pursuant to MGL CH 131 S 40 as amended, there will be a continued public hearing to consider a Request for Determination by Trustees of Reservations for construction of 9,500-sqft of impervious surface for a staff parking lot. This parking lot will replace 9,500-sqft of pervious gravel surface. Some of work will take place in the 100-foot buffer zone of a wetland. Address 325 Lindell Ave, Map 260, Parcel 1.

- a. Brian Westrick and Jason Hill represent the project.
- b. There is a brief discussion about the construction of 9,500-sqft of impervious surface for a staff parking lot.
- c. Freda asks if any other Commissioners have any further questions.
- d. Pearson comments there is a broken TV on edge of wetlands, and asks can you please remove it.
- e. Gianakis asks about the possibility of intercepting any run-off. It looks like a lot of sand will make its way to the wetlands. He would like to see a plan in place for this. This can be drawn out. It does not need to be done by an Engineer.
- f. Freda asks if there is anyone in the audience who wishes to speak on this matter. She asks three times.
- g. The public meeting is closed at 7:24pm.
- h. Freda asks Bangrazi for his recommendations. Bangrazi recommends:

*I recommend that a negative 3 determination be issued for this project with 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. *Straw waddles to protect the resource area.*
- 6. *As built or hand-drawn indicating the draining swale.*
- i. Gianakis files a motion to issue a negative three with Bangrazi's recommendations for Request for Determination by Trustees of Reservations for construction of 9,500-sqft of impervious surface for a staff parking lot, 325 Lindell Ave, Map 260, Parcel 1. Pearson seconds the motion. The motion is unanimously approved by the Commission.

## Regular Meeting

1. Call to Order, 7:26 p.m.
2. Extension Permits (Note Permit Extension Act – Qualifying Period Aug. 15, 2008 and through Aug. 15, 2012). Bangrazi put in a call to DEP. He is expecting a phone call back. Freda says perhaps we do a 1-year so that we can make a motion tonight. Chris Harrington, 99 Hill Street
  - a. Hill Street – DEP 199-523
    - i. Pearson files a motion to issue a 1-year extension permit for DEP 199-523. McKinney seconds the motion. The motion is unanimously approved by the Commission.
  - b. Hill Street – DEP 199-558
    - i. Pearson files a motion to issue a 1-year extension permit for DEP 199-558. McKinney seconds the motion. The motion is unanimously approved by the Commission.
3. Enforcement
  - a. 554 Willard/22 Jytek – Mazzaferro. Bangrazi will be meeting with Mazzaferro. Freda notes that the Commission would still like soil testing please.
  - b. 502-508 Main St. DEP 199-859. Bangrazi did a site visit about 1 month ago. Bangrazi notes that a Stormwater infiltration basin that was once there was no longer there. The Conservation Commission has plans of how this project needs to be maintained. Freda does not think that asking DOT if they filled in the basin is overstepping their boundaries. If DOT says they did not fill it in then the property owner is responsible. Bangrazi will get a response from DOT. Gianakis asks for pictures for the file.
4. Communications, there are none at this time.
5. Minutes
  - a. May 26, 2015
    - i. Pearson files a motion to accept the May 26, 2015 minutes as presented. McKinney seconds the motion. The motion is unanimously approved by the Commission.
  - b. June 9, 2015
    - i. Pearson files a motion to accept the June 9, 2015 minutes as presented. . Gianakis seconds the motion. The motion is unanimously approved by the Commission.
  - c. July 28, 2015
    - i. Pearson files a motion to accept the July 28, 2015 minutes as presented. . McKinney seconds the motion. The motion is unanimously approved by the Commission.
6. Old Business, there is none at this time.
7. New Business, there is none at this time.
8. Certificate of Compliance, there are none at this time.
9. Emergency Certifications, there are none at this time.
8. Agent's Report, there is not one at this time.
9. Sign Papers
10. Chairman's Report, there is not one at this time. Freda notes that this will be Julia McKinney's last meeting with us. She is going back to school. Freda thanks McKinney for her service to the Commission.

11. Next Meeting

- a. November, December and 2016 meeting schedule: there will be one meeting in November and one meeting in Dec.
- b. October 13, 2015, Deadline, October 1, 2015

12. Adjournment is at 7:37 p.m...

*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*