



MILLBURY CONSERVATION COMMISSION

A Better World Through Conservation

Meeting Minutes

Date: February 3, 2021 | Time: 7:00 P.M. | via Zoom Meeting

Present: Ronald Stead, Anthony Cameron, Paul DiCicco, Raymond Keddy, Christopher Weagle

Absent:

7:00 P.M. Chairman Stead opened the meeting at 7:00 PM.

Mr. Stead reviewed the minutes from the December 2, 2020 meeting. With there being no comments to the minutes, Mr. DiCicco made a motion to accept the minutes as written, seconded by Mr. Weagle. All in favor, motion approved.

Mr. Stead reviewed the minutes of the January 20, 2021 meeting. With there being no comments to the minutes, Mr. DiCicco made a motion to accept the minutes as written, seconded by Mr. Cameron. All in favor, motion approved.

Ms. Jerilyn Spokis spoke about her request to have a lifejacket station in stalled at the boat ramp at Lake Singletary. She noted that she spoke to the MA Dept. of Fish and Game who told her she would need someone from the municipality to apply on her behalf for the approval to install the station.

She explained that plan would be to construct a small storage container with a sign where lifejackets could be stored, available to anyone to use and return. It would operate on the honor system and some lost or stolen lifejackets are expected but considered a win if it means people are using them. She has been working with the National Safe Boating Council and Waves of Hope, who have done similar projects throughout the state.

Mr. Cameron inquired about liability should an incident occur while someone was using a lifejacket from the station. She suggested posting signage and that she could check with other stations to see how they handled that. Mr. Cameron suggested forwarding the request to the Board of Selectmen so they could weigh in. Mr. Stead suggested Mr. McCormack check with the Selectmen and/or Town Counsel regarding this issue. Mr. Stead said this item will be added to the Commission's next agenda.

7:05 PM Richard Harrington
Notice of Intent
81 South Oxford Road – Septic System Replacement

Robert Murphy represented the project. Mr. Murphy explained that he was standing in for the Raouf Mankaryous, who was ill. Mr. Murphy explained they are proposing to replace an existing septic system that is failing. He also noted the project has approval from the Board of Health. He explained that they will be entirely removing the existing system and the new one will meet Title V requirements. The limit of work comes within 28' of wetland resource area. Mr. DiCicco inquired and Mr. Murphy explained that the new system will be 78' from the well, requiring a waiver. Mr. Cameron noted DEP did not have any comments. Mr. Cameron made a motion to approve an Order of Conditions for the project, seconded by Mr. DiCicco. All in favor, motion approved.

Douglas Backman

Notice of Intent

115 West Main Street, 3 Burbank Street & 4 Burbank Street

Douglas Backman introduced the project. He explained his background and relation to the property, as well as the project proposal. He introduced Michael Stalzer, his team's engineer. Mr. Stalzer presented a PowerPoint of the proposed project. He gave some history of the site, explained the zoning requirements of the site, and reviewed the rendering. He reviewed the wetland resource and riverfront areas, their associated buffer zones, site soil and topography conditions, and the various erosion and sediment control and mitigation measures they proposed to use during the project. He also reviewed the stormwater controls and BMPs proposed for the project. Mr. Keddy inquired about the dimensions of the stormwater BMPs in the parking lots. Mr. Cameron inquired about whether the pervious pavers are a permanent requirement, to which Mr. Stalzer said he believed they were, based on requirements of the Town's stormwater bylaw. Mr. Stalzer also explained the maintenance program of the pavers and how the BMPs work. Mr. DiCicco inquired about the regular maintenance schedule, to which Mr. Stalzer explained the developer will be held to the agreement.

Mr. Cameron inquired about the work that will be done in the buffer zone, to which Mr. Stalzer explained they will be doing grading and installation of parking and foundation. Mr. Cameron inquired about the cut to fill ratio. Mr. Stalzer noted there was significant amount of both but didn't have the exact numbers. Mr. Cameron noted there is a small portion of the parking lot that is within the flood elevation area, asked if they will be replacing that volume somewhere, and what the volume of the fill is. Mr. Stalzer responded that they have not calculated the area but can and can also find somewhere to replace the fill.

Mr. Cameron asked if the sluiceway still exists, to which Mr. Stalzer noted that it does but that it is no longer functional and will be built over during construction. Mr. Stalzer explained that the pipe under the building was installed during the 1940's, replacing the dam and sluiceway. Asked if the pipe under the building is being replaced, Mr. Stalzer said it would not be. Mr. DiCicco inquired about the mill building's proposed use, Mr. Stalzer explained it would be mixed use.

Annie Bassett, resident, inquired about the embankments, sought to clarify which was pictured in the developer's presentation, and raised concerns about the impact to the wetlands. She further asked about original foundations in relation to the proposed parking lots and buildings, to which Mr. Stalzer said they do not have information on the location of buildings associated with the complex that no longer exist. She also inquired about the runoff from porous pavers, to which Mr. Stalzer noted the project is not directly impacting a wetlands area, only buffer zone, and has several stormwater measures to protect against pollution. Ms. Bassett inquired about potential historical structures on the site, to which Mr. Stead noted that that is beyond the purview of the Conservation Commission and that the Historical Commission would be the appropriate board to consult.

Francis DeSimone, 1 Weldon Drive, asked whether the historical structures are grandfathered in and if they have to remain under their current footprint, to which Mr. Stead replied that it is not within the jurisdiction of the Conservation Commission. Mr. DeSimone asked if work can be done within the buffer zone, to which Mr. Stalzer replied that they can do work within the buffer zone but that appropriate controls, both permanent and during construction, must be put in place to prevent impacts to the wetland resource areas.

Mr. Cameron asked how far along they are with the Planning Board, to which Mr. Stalzer gave the update, noting that they expect a decision on the 22nd.

Mr. McCormack noted a DEP file number has not been issued. Mr. Stead then noted that they cannot close the hearing without the file number. Mr. Cameron suggested they continue the hearing until the March 3rd meeting to allow any issues or revisions at the Planning Board meeting to be included in the Conservation Commission decision. Mr. Cameron made a motion to continue the hearing until March 3rd, seconded by Mr. Keddy. All in favor, motion approved.

OTHER BUSINESS:

Mr. Stead noted the Commission needs a Vice Chairman. Mr. Cameron noted he can take the position but that his appointment is up in June and he will not be seeking reappointment. Mr. DiCicco made a motion for Mr. Cameron to be the Vice Chairman, seconded by Mr. Weagle. All in favor, motion approved.

Mr. McCormack noted that he met with the management company of Blackstone Shoppes about a damaged sewer manhole on an adjacent property that they would like to fix. Mr. McCormack recommended to them that they file an RDA, which they indicated they would.

Mr. McCormack gave an update on the Brierly Pond Conservation Area timber harvest – Chestnut Forestry has begun to survey the site and mark trees and will supply the Commission with a cutting plan and maps.

Mr. DiCicco made a motion to adjourn at 8:32pm, seconded by Mr. Weagle. All in favor, motion approved.

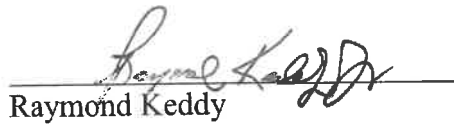
Respectfully submitted,



Conor McCormack,
Assistant Planner

Attest:



Ronald Stead, Chair

Raymond Keddy

Anthony Cameron

Paul DiCicco

Christopher Weagle