

**HOLDEN CONSERVATION COMMISSION
1130 MAIN STREET, HOLDEN SENIOR CENTER
MINUTES
January 8, 2020**

Members Present: Luke Boucher, Anthony Costello, David Nyman, Michael Scott, Kenneth Strom

Not Present: Robert Lowell and Cathy Doherty

Others Present: Glenda Williamson, Conservation Agent; Alisha Pollinger, Recording Secretary; Paul McManus, EcoTec; Ian Ainslie, Meisner-Brem; Tom Larson, Martelli; Gary Kaczmarek, Town of Holden; Jeff Alberti, Weston & Sampson; Tony Wespiser, Weston & Sampson; Josh Olson, Greenstone Reality, LLC.

K. Strom called the meeting to order at 7:00 PM

NOTICE OF INTENT

18 Industrial Drive, Assessing Map 186, Parcel 43. DEP File#: 183-0665. Construction of a new DPW facility within the 100-foot buffer of a bordering vegetated wetland. Town of Holden. Rep. Alexandra Gaspar, Weston & Sampson. (*continued from Dec. 4th*).

Jeff Alberti with Weston & Sampson was present to discuss the project. There were several follow-up items that needed to be reviewed by the Commission. At the previous hearing there was discussion of the roof runoff. Standards 3 and 4 of the Stormwater Management standards have special provisions for metal roofs. These are for areas in Zone II or the wellhead protection area for metal roofs constructed of galvanized steel or copper within an industrial site. The roofs for the DPW site are coated with a resin based high performance thermal plastic coating. The site is not located within a Zone II or wellhead protection area and the site is not considered industrial.

Item 3 addressed sand/salt pile for residential use, the DPW does not have plans for a sand/salt pile for public access. Item 4 required updating the Stormwater Checklist under Standards 3 Recharge; Standard 4 Water Quality; Standard 5 LUHPPLs; and Standard 7 Redevelopment.

Item 5 addressed the intermittent stream and how this determination was made. Paul McManus with Eco-Tec was present to discuss their methodology and findings. P. McManus stated that there are no mapped perennial streams on the site. The second step is to determine if there are any streams with a watershed greater than one square mile. If the stream is one-half to one square mile, they need to look at the characteristics and to run a StreamStats analysis. If the watershed is less than one-half square mile, then the stream is considered intermittent.

The FEMA map is incorrect and shows the floodplain climbing about 40 feet. The USGS map shows the contributing watershed incorrectly. There is a culvert that carries all of the drainage north over toward the Sunnyside parking area. P. McManus used MassGIS to determine the watershed for the site, stating that you can create a polygon encompassing the area of the entire

watershed. The stream is below the threshold to be considered a perennial stream and there is no Riverfront area associated with the site.

Jeff Alberti stated that they conducted a mounding analysis at infiltration swale 2. The separation between groundwater and the bottom of the Infiltration System 2 is 3.03 feet and exceeded the height of groundwater mound.

Going back to the discussion of roof-top runoff, D. Nyman stated that he is ok with their explanation since this project is considered a redevelopment. On page 7 of the memo further explaining the stormwater standards, D. Nyman asked them to strike the statement under Standard 4 that “stormwater standards allow discharge of roof runoff without pre-treatment”. J. Alberti stated that they would strike that statement. D. Nyman stated that his is considered a redevelopment since they are reducing the pavement area and adding treatment for all of the new pavement.

G. Williamson stated that in the NOI submittal there is a flood analysis prepared by Weston & Sampson to explain how the flood zone was determined. P. McManus stated that the extent of flooding was determined by the engineering calculations and site topography. D. Nyman stated that analysis included the determination of the watershed area. K. Strom stated that there is a dam at the pond behind the Sunnyside property.

Motion by M. Scott, seconded by D. Nyman, it was **UNANIMOUSLY VOTED, 5-0-2, TO CLOSE THE PUBLIC HEARING FOR NOTICE OF INTENT – 18 INDUSTRIAL DRIVE, CONSTRUCTION OF A NEW DPW FACILITY WITHIN THE 100-FOOT BUFFER OF A BVW.** [BL1]

Motion by D. Nyman, seconded by M. Scott, it was **UNANIMOUSLY VOTED, 5-0-2, TO ISSUE A STANDARD ORDER OF CONDITIONS, NO SPECIAL CONDITIONS IMPOSED, FOR NOTICE OF INTENT – 18 INDUSTRIAL DRIVE, CONSTRUCTION OF A NEW DPW FACILITY WITHIN THE 100-FOOT BUFFER OF A BVW.**

PROJECT UPDATES:

Greenwood Estates - Construction/Stabilization Update

Tom Larson with Martelli Construction was present to discuss Greenwood Estates. The recent snow melt brought the level of the ponds up and the water has been slowly released. Nick DiPilato is still working on the sewer up to the wetland crossing. He has brought all the sewer down Stephanie Dr. and along Deanna Dr. to the wetland crossing. They are still working out all of the engineering for the slope and the gravity sewer is now connected to the pump station. K. Strom asked where the force mains go. T. Larson replied that it goes up to Stephanie Dr. and ties into the existing sewer on Highland Street.

T. Larson referred to the phasing plan indicating the new phase numbers. T. Larson stated that they would complete Phase 1 first and then do Phase 2 the same way. G. Williamson said that we let them revise the phasing plan due to the location of the stockpile area.

T. Larson stated that the Deanna Drive slope has been seeded and stabilized. T. Larson stated that we would receive all of the individual lot plans soon. G. Williamson said that the phasing change must go to the Planning Board for approval as this is a planning issue. T. Larson said that he opened up a temporary access area from the upper entrance on Union Street and down to Deanna Drive. This was done at the request of the Fire Department due to safety concerns. T. Larson said that Phase 1 is around 30 lots and that they would like to do the wetland crossing in the middle of the summer. K. Strom asked if the remainder of the cutting in Phase 1 needed to be completed before the wetland crossing. T. Larson said that they could hold off until after the crossing is installed. L. Boucher said that they would have to resubmit the phasing plan. D. Nyman stated that if there is additional clearing, then the detention ponds, i.e. capacity, etc. will have to be re-evaluated. G. Williamson said that under Condition 40, 85 percent of the previous phase must be stabilized before work on the next phase can begin.

T. Larson stated that the grading around the wetland crossing has been completed and that the drop inlet, 40-inch pipe and wing wall are all in place. D. Nyman asked when the geo-grid would be placed on the slopes. T. Larson stated that this would be weather dependent and that the slopes would have to be tested by Yankee Engineering & Testing (Yankee) for proper construction and stability. D. Nyman asked if Yankee would perform inspections to ensure that walls are not constructed during frozen ground conditions. T. Larson replied yes and that if the ground is frozen, Yankee will not be able to test. G. Williamson said that there were some questions from Weston and Sampson on the slope construction and T. Larson stated that their questions and concerns would be addressed and submitted to the DPW for comment and approval.

T. Larson stated that the elevation of pump station was verified by the engineer and added to the plan. T. Larson said that the elevations are all based off the bench mark and that the plan will go back to the engineer for review. K. Strom asked how far the slopes are from the buffer zone. T. Larson said that the slopes are located within the 100-foot buffer to the resource area beyond the base of the slope.

REQUEST FOR CERTIFICATE OF COMPLIANCE

Wachusett Valley Estates Subdivision, 325 Bullard Street DEP File # 183-0591.

The construction of roadways, underground utilities (electric, water, sewer, drainage) and stormwater management facilities to serve a residential subdivision. Joshua Olson, Greenstone Realty, LLC.

Josh Olson with Greenstone Realty was present to discuss the project status. J. Olson stated that the project was done in two phases; the first phase was all of Liberty Circle and the drainage up to Parcel X which is the pump station site as well as a portion of Freedom Lane. J. Olson said that all of Phase 1 was completed in 2016. He said that Phase 2 started in 2017 and consisted of the remainder of Freedom Lane and Patriot Way and that portion of the drainage. All of the houses have been completed and all of the homes with Orders have final COCs.

J. Olson stated that all of the stormwater system maintenance is being done by his company, but that this will be turned over to the Homeowner's Association (HOA) very soon. He said that there is a separate account for the HOA and each homeowner pays \$200.00 annually for maintenance fees on the stormwater system. J. Olson stated that all of the forebays were cleaned this summer

and that the gates to the basins were closed during construction so infiltration trenches [BL2] would not be contaminated with silt.

K. Strom asked if they would prepare as-builts and if they wanted the Town to accept the roads at Town Meeting. J. Olson stated yes, they are doing as-builts and have sent a letter to the Selectman asking for a placeholder for Town Meeting in June. He said that they prepared a street acceptance permit for submittal to the Planning Board. K. Strom asked if the streets were bounded, J. Olson replied that there are concrete and granite bounds and that they have all been installed. J. Olson stated that the top coat of the road was paved this summer.

K. Strom asked which houses had Orders of Conditions. J. Olson replied that 80, 82, 74, 66 and 11 Liberty Circle and that they all have Certificates of Compliance. J. Olson stated that during the road construction phase, daily inspections were required per the EPA. The reports were all sent to Isabel McCauley at the Holden DPW as well.

Ian Ainslie with Meisner-Brem did an inspection of the site and prepared the final as-builts. He stated that when he did an inspection, he saw that the riser for the outlet pipe at Basin SMF2 had not been installed. He said he let J. Olson know and that it was subsequently installed. He said that they provided the asphalt plan [BL3] as well. G. Williamson stated that J. Olson submitted a certified O&M compliance statement. J. Olson said that the letter states that the stormwater is working according to the design. G. Williamson said that Condition 28 in the OOC for the subdivision listed all of the items that were required prior to the Commission signing off on the final COC. G. Williamson said that all of the required documents had been submitted in accordance with this condition. J. Olson said that these items included the O&M certification letter, the final as-built plans and a copy of the recorded declaration for the Wachusett Valley HOA. He said that the mowing of the detention basins alone is \$2,500 per year. J. Olson said that his company is responsible for the stormwater maintenance until it is transferred to the HOA.

K. Strom asked how many lots were in the subdivision. Josh replied 36. G. Williamson asked if roof-top runoff infiltration systems were required? J. Olson stated yes, but only on four of the lots. K. Strom asked if the residents were aware of the open space parcels behind their lots. J. Olson replied yes. J. Olson stated that there were walking trails established within the protected open space surrounding the subdivision. L. Boucher asked Josh to check the slope along the cross-country sewer in the vicinity of sewer manholes 10 and 11.

Motion by D. Nyman, seconded by L. Boucher, it was **UNANIMOUSLY VOTED 5-0-2 TO ISSUE THE FINAL CERTIFICATE OF COMPLIANCE FOR THE WACHUSETT VALLEY ESTATES SUBDIVISION, DEP FILE # 183-0591, CONSTRUCTION OF A 36 LOT SUBDIVISION.**

REQUEST FOR CERTIFICATE OF COMPLIANCE

537 Mason Road. Assessing Map 15, Parcel 3. DEP File # 183-0652. Septic system replacement in the 100-foot buffer. Property owner: Brennen Cheney. Rep: Quinn Engineering

G. Williamson stated that she received a final inspection report from Carl Hultgren with Quinn Engineering, stating that all work was completed in accordance with the approved plan and that

the site is fully stabilized. G. Williamson did a site inspection as well and found that the site was fully stabilized.

Motion by D. Nyman, seconded by L. Boucher, it was **UNANIMOUSLY VOTED 5-0-2 TO ISSUE THE FINAL CERTIFICATE OF COMPLIANCE FOR 537 MASON ROAD, ASSESSING MAP 15, PARCEL 3. DEP FILE # 183-0652, CONSTRUCTION OF A SEPTIC SYSTEM WITHIN THE 100-FOOT BUFFER.**

REQUEST FOR CERTIFICATE OF COMPLIANCE

371 Malden Street (Lot 87). Assessing Map 50, Parcel 39. DEP File # 183-0425. Single family home, driveway and septic in the 100-foot buffer. Blair Enterprises/NEED. Requested by Philbin Law Office.

G. Williamson stated that the final COC was never issued. K. Strom asked if a permanent demarcation was required. G. Williamson stated that a permanent demarcation was not required. As per the order, the catch basin was upgraded to a precast drop inlet per the Holden DPW.

Motion by M. Scott, seconded by L. Boucher it was **UNANIMOUSLY VOTED 5-0-2 TO ISSUE THE FINAL CERTIFICATE OF COMPLIANCE FOR 371 MALDEN STREET, ASSESSING MAP 50, PARCEL 39. DEP FILE # 183-0425, CONSTRUCTION OF A SINGLE-FAMILY HOME IN THE 100-FOOT BUFFER.**

Greenwood Estates Slopes

G. Williamson provided an update on the engineered slopes on Greenwood Estates. She referred to the latest report provided by Weston and Sampson. She read the report from Yankee Engineering and Testing that stated advanced testing was not required. The Holden DPW report stated that they have not adequately addressed the DPW comments in regard to the slopes and no inspections would be conducted by the Town until the information was received.

Motion by D. Nyman, seconded by M. Scott, it was **VOTED TO APPROVE THE AUGUST 7, 2019 CONSERVATION COMMISSION MEETING MINUTES AS CORRECTED BY A VOTE OF 5-0-2.**

Motion by M. Scott, seconded by L. Boucher, it was **VOTED TO APPROVE THE SEPTEMBER 4, 2019 CONSERVATION COMMISSION MEETING MINUTES AS CORRECTED BY A VOTE OF 4-1-2.** (Nyman-Abstain)

Motion by K. Strom, seconded by L. Boucher it was **UNANIMOUSLY VOTED TO ADJOURN THE JANUARY 8, 2020 CONSERVATION COMMISSION MEETING AT 8:50 PM.**