



TOWN OF GROVELAND

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**TOWN OF GROVELAND  
MASSACHUSETTS 01834**

**BOARD:** Conservation Commission  
**TOPIC:** Monthly Meeting  
**MEETING DATE:** November 14, 2018  
**MEETING PLACE:** Town Hall Meeting Room  
**TIME:** 7:00 P.M.  
**MEMBERS PRESENT:** M. Dempsey, F. O'Connor, W. Formosi, T. Schaefer  
**MEMBERS ABSENT:** T. Grim, H. Meninger, J. Gebauer  
**GUESTS:** None

Dempsey motioned to open the meeting at 7:07 p.m. Formosi seconds the motion.

Dempsey motioned to approve minutes to October 10 meeting. Formosi seconds. Voted: 2-0-2. Schaefer and O'Connor abstain.

Sewall Street- Work was done at the retention pond. Mr. Daily submitted his as-built plan. The 100ft. marker isn't on the plan. Dempsey said we need to review the orders of condition and make sure we know everything that is on there and then schedule a site visit.

Decie said she has the COC for the 2 applicants:  
92 Seven Star Road for the in-law apartment and 7 Pineau Rd for the in ground pool and that all work is complete. Decie asked the commissioners for their signatures.

**Conservation Agent Update:**  
The land on Balch Avenue was given to the Conservation Commission. This land adds to the parcel of land on that street.

**Work on seasonal restrictions:**  
23 Stonebridge Rd. - Everything is sealed and wrapped up.  
Wood St. (RDA) - The silt sock is down and the septic is almost finished.

**Open Orders without COC:**  
1 Apple Blossom Way- The garage is completed.  
129 King St. - They are waiting for the lawn to come in for one season.  
213 Center St. - They are waiting until the grass is in before the COC is issued.  
206 Center St. - They are waiting until the grass is in before the COC is issued.

Dempsey wanted thank all the volunteers who helped in the Wine and Art Show. \$8,000.00 was raised at this event.

Dempsey and Decie will take a walk at Balch Street (donated land). It could be a trail on the outer perimeter.

December 12 is the next meeting. Tom Schaefer said he won't be present.

Dempsey moved to open the hearing portion of the meeting. O'Connor second the motion. Voted: 4-0.

299-301 Main St. Zangwang is the new owner.

Dempsey will recuse himself from the hearing. This is the Old Getty Gas Station parcel. The applicant would like to remove and clear brush and bushes. He would like to redo the roof and he will file a RDA. A roofing company sent a letter. The material used is self-adhesive. No dumpster will be on the land. No debris will hit the ground. The roof is leaking so he will be doing the whole roof. He knows that any work done outside will need a RDA. The dump trucks will be parked on the right hand side of the asphalt. No other work can be done. The roof is a tar flat roof. They will be removing the old roof and put into the dump truck. Anything that is displaced could possible blow into the river.

Formosi said to protect the area, silt sock or something should be put down to protect the area. The area will be swept clean after work is completed daily. A 3ft. or 4 ft. temporary fence should be placed in the back to keep debris out of river while work is being done will be put up.

Schaefer motioned there are no negative conditions and Deci will put a letter together with conditions to include a plastic fencing to protect from debris. The roofer will dispose all material into dump trucks and clean up every day. No disturbance to the ground. Formosi seconds the motion. Voted: 3-0.

Decie said this work should be done in one day.  
Dempsey rejoined the hearings.

157 Main St. GNOI- William Holt

The land is owned by the Billis Family. A 7 lot subdivision with 11.7 acres of land. 2 lots are located on Main Street which have been approved. They will have town water and sewer. Wetlands are on boundary line. 5 lots are in front have no wetlands. Wetlands on the northeast side of property.

Schaefer would like each parcel to have their own OOC separately.

Lot 4 is grading to make back yard. There will be grading for a pond. Lot 5 will have no work in the 100ft. buffer for between lot 4 and 5. Silt sock will lay across 525 linear ft. and will follow behind lot 4 and lot 5 and part of parcel B. No wetland delineation was not changed. Lots 4&5 is within close proximity to the wetlands. This is to mitigate the circumstance. This area of land is to be used mainly for walking on it only.

**Public Comment:**

Joan Searl of Seven Star Road is there for a neighbor who lives at 14 Cranton Avenue. She is wondering about the brook?

Kathy Kastrinelis asked about the road which kitty corners by the cemetery. There is a buffer on 30-40 ft. of buffer. The town will own the line of trees which is on the buffer zone.

Lot B is an easement to where the retention pond is. The water dept. would like to have this land. 310 ft. of linear fencing is going down the street towards Main St. Parcel A will have a large gated opening to the cemetery.

Kastrinelis said there are trees which are marked not to be taken down.

Sheri Water- 12 Cranton Avenue- how far are the stakes going to be. They said approximately 100ft.

Schaefer asked about the stock pile. Is there a better place for it because it is on the hill? It is something to watch.

SeaCamp Engineering spoke of the completed wetland delineation. He would like to walk with the commissioners on this land. He said it was very lateral.

Dempsey said we have the right to hire our own consultant and have the builder pay for it.

Schaefer said once we see it we will know better. Dempsey said I would like to give the builder the heads up. There are a lot of wetlands and we can get another opinion from an independent engineer.

Dempsey said they would like to postpone on a decision to hire an independent engineer. They would like to do a site visit first.

Schaefer motioned to hire a consultant paid by the applicant based on a decision pending a site walk. After the site walk a decision will be made whether the consultant will be hired. Formosi seconds the motion. Voted 4-0.

A site walk is scheduled for November 17 at 8 a.m. for Billis Way. Everyone will meet at 157 Main St. Dempsey motioned to continue the hearing to December 12. O'Connor seconds the motion. Voted: 4-0.

733 Main St- RDA/GRDA-This is a preliminary subdivision proposal. Bill Holt is the designing engineer. There are 8.6 acres which is the old church property (Maple and Oak St) which will be subdivided into 4 lots. 2 – 1 acre lots with septic systems. The will be 2 lots off Washington St. with 1 1/2 acre lots. There will be a buffer zone on both those lots. A low impact design will be used. The houses and septic systems will be out of the buffer zones.

Formosi would like no structure to be in the buffer zone. Holt said this is a preliminary plan and they can change it.

Public Comment:

Fotes-149 Washington St.-There is water build up at the area of Oak St. and the resident says she has water in her basement. Dempsey said the Planning Board and Conservation Commission can't do anything about that.

Eaton-163 Washington St. stated since I have been living down there it is always wet and my sump pump is always running. He would like the road to be wider and not a lot of trees to be cut down. What are the contingencies for the displacement of animals and wildlife?

Dempsey said 40% of the trees can be cut within the buffer.

Mr. Seacamp delineated the wetlands on the property.

Carlo Santos-157 Washington St- Santos stated he has been living there for 21 years and it's always wet. He asked where will the run off go when the homes are built?

Holt said the road will be a traditional cul-de-sac if that is what the Planning Board decides. Holt said they will file a notice of intent once they go in front of the Planning Board. At that point after the Planning Board meeting, we can provide more information and gather more input from the Conservation Commission and the neighbors.

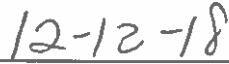
Schaefer would like separate notice of intents for each lot.

Dempsey would like to do a site visit on Saturday November 17 at 9:30 and meet at the entrance of proposed Oak St. Dempsey motions to continue the hearing to December 12. O'Connor seconds the motion. Voted: 4-0.

Dempsey motioned to close the hearings at 9:30p.m. Formosi seconds the motion. Voted: 4-0.

Schaefer motions to adjourn the meeting at 9:31p.m. Voted: 4-0.

  
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Conservation Chair

  
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Date