



TOWN OF GROVELAND

2021 APR 16 AM 9:00

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**TOWN OF GROVELAND  
MASSACHUSETTS 01834**

<b>BOARD:</b>	Conservation Commission
<b>TOPIC:</b>	Monthly Meeting
<b>MEETING DATE:</b>	<b>March 10, 2021</b>
<b>MEETING PLACE:</b>	Zoom Meeting
<b>TIME:</b>	7:00 P.M.
<b>MEMBERS PRESENT:</b>	Dempsey, S. Bartelt, J. Gebauer, F. O'Connor, T. Grim, W. Formosi
<b>MEMBERS ABSENT:</b>	T. Schaefer
<b>GUESTS:</b>	None

Dempsey motioned to open the meeting at 7:08 p.m. on March 10, 2021.  
Second by Grim. Voted: 5-0.

**Lower Center Street Maintenance Plan**

Dempsey will be sending the information to the commissioners. This plan was put into place 6 year ago and needs to be updated. Someone needs to take a look at it and make up a new outline. A new site visit should be done in April on or before our next meeting.

**Veasey Park Main Building Project**

This is a long-term plan. They would like to put an elevator into the building and fix other things on the list. It will take about \$250-\$300,000. We will try to get a grant for the elevator. It is about \$150,000 for an elevator. There are a lot of architectural things that will go along with it. A vote to endorse this plan will be taken. Grim asked if the elevator will make the building compliant to ADA. Dempsey said yes it will 100%. There are other things that will be also taken care of. The bathroom needs to be done over. Dempsey said two visits were completed so we know what needs to be done to be compliant to have the elevator. The kitchen also needs work to be done. That is where the architect will come in. Gebauer said the kitchen needs to be compliant with ADA also.

Bartlett motion to endorse and accept the improvement plan that was advised to us at this park.  
Grim second. Voted: 5-0.

## **Minutes**

Bartelt motions to accept the February 10, 2021 minutes. Grim seconds. Voted: 3-0-2. O'Connor and Grim abstain.

## **Conservation Agent Hiring Update**

Dempsey attended a zoom meeting with the Selectmen on March 1. He didn't get feedback from them. We will get 1/2 position from Conservation Commission and 1/2 from Veasey Park Revolving Fund. This job will be split. Selectmen are not happy and are skeptical about that. The Finance Director sent in faulty information and that it stated there wasn't enough funding. Dempsey said we should have the money for this. The Selectmen will think about it and discuss it. Environmental Program Coordinator will be the position name and the recipient will not start until July 1.

Dempsey motion to open the hearing session at 7:30p.m. Bartelt seconds the motion. Voted: 5-0.

## **268 Washington St. GNOI NOI continued.**

The applicant and representative request this hearing be continued to next month. Dempsey motion to continue to 268 Washington St. GNOI/NOI to April 14, 2021. Gebauer seconds. Voted 5-0.

## **94-96 Washington St. GRDA Septic System Failure**

Bob Grasso representing Engineering Land Services stated the septic system is in failure. The system would be 106 feet from the wetlands. The grading will be 6 feet to the grading with all grass. There are 2 to 3 trees. They are taking out the old system and the new system has a size reduction from the existing system of about 40%. (Formosi entered the zoom meeting.)

Grim motion to accept the plan as is with erosion controls as indicated on the plan and work to be done after April 15 unless there has been a request. O'Connor second the motion. Voted: 6-0.

## **106 King St. GNOI/NOI**

Dempsey motioned to open 106 King St. GNOI/NOI. Grim recused himself for the rest of the meeting. Bartelt seconds the motion. Voted: 5-0. The meeting was continued from February 10, 2021 because the advertisement for the meeting was corrected in stating it was a zoom meeting.

Attorney Douglas Deschenes introduced members representing King Meadow Development. Kevin Cunniff, Manager of King Meadow Development LLC and Damon Burke, Professional Wetlands Scientist, and Bill Holt Professional Land Surveyor gave an overview of the project.

They have opened the public hearing with the Planning Board with this project and Planning Board has assigned a peer reviewer, TEC Engineering to review the drainage report and stormwater compliance.

Bill Holt gave an overview of the project.

The subdivision is located on King Street. There are 18.3 acres of land and 9 lots built on 9 acres, so about 50% of the lot will be built upon. A new roadway will be put in for access and frontage. The disposition of the property at the corner of King Street and Center Street at this time will not

be developed. The homes will have 4 bedrooms with garages. Holt went on to explain the drainage of the property. Dempsey wanted to ask about the filing. He asked Holt what is the filing for. Holt replied, it was for the infrastructure and the development of the subdivision and the stormwater and roadway. We will be proceeding this filing with individual filings for the homes afterwards.

Dempsey would like to have our own peer reviewer on the project. We had the RDA filing peer review done by Marc Jacobs. It primarily focused on the location of wetland resources and identifying the delineation and confirming it which is all done. We did not review the subdivision placement, the Stormwater Management effect on wetlands, nor house location lots etc. We can cover that with a second peer review of the project.

Bartelt asked if Mark Jacobs could do it again. Dempsey said if he is available and that was my preference because he is familiar with the property. Formosi said there will be significant activity in those buffer zones and it would be a good if someone took a look at the whole scheme to see how it all fits together. Will that also include looking at the calculations for run offs and things like that. Dempsey said storm water is a separate filing with the Planning Board and that TEC will be looking at that. The wetlands peer reviewer can communicate with TEC where it's in the wetlands and how it affects the wetlands.

Attorney Deschenes would like TEC to do the entire peer review since they are doing the Stormwater Review for the Planning Board. Marc Jacobs has been out and he did do the peer review on the determination of the wetland lines and we are in agreement with those lines. We have made the design according to those lines. What would Marc Jacobs' peer review entail if it's not involved with Stormwater Management in the drainage system?

Dempsey said he will be reviewing the project just like the Conservation Commission is reviewing the project. We are not experts and we need help and we also need help writing up the conditions.

Attorney Deschenes could not understand why TEC could not do the entire review. Dempsey said we can get a quote from Mark Jacobs and a quote from TEC and bring it to the next meeting.

Dempsey stated that questions and comments about the project should be sent in writing to the Conservation Commission by April 1. We will also take any unwritten comments if there is time.

Comments:

Jen Trupa is part of a support community action group for protecting the wetlands.

Dempsey motioned to continue this hearing to April 14. Formosi seconds. Voted: 5-0.

Dempsey motions to close the hearing portion of the meeting at 8:41 p.m. O'Connor seconds. Voted: 5-0.

**Letter to Rep. Mirra requesting funding for Lower Center Street and Veasey Park**

Dempsey contacted Rep. Mirra and Senator Tarr's office regarding funding for plantings and vegetation for Lower Center Street and Veasey Park. Dempsey will be working with Senator Tarr's office and the Groveland Garden Club as soon as funding becomes available.

**104 King Street Update**

We continued our discussion on this site investigation from last month.

A plan came in that shows existing wetlands on site. We didn't receive a list of previous permits on the site.

Atty. Deschenes representing Mr. Fiore said there were no OOC conditions on the property and previously work was done under wetlands protection act. It is a for-profit business used for agricultural use.

Dempsey would like proof of this. A site visit by full commission will be done on Wed. March 31 at 5:00 p.m. at 104 King St.

**Comments:**

Jen Trupa- Merrimac- support action group for protecting wetlands.

She said she read the report from Marc Jacobs and was concerned about the stream because it was modified and there should be enforcement because of the modification.

Dempsey said we are looking into this and will gather the information. No decisions will be made on enforcement or otherwise until after the site visit.

Paul Kinch 118 King St.- Mr. Kinch said he worked on this land all his life. There is a common business thread between 104 and 106 King St. If the business is on site, according to the state law, you have to have a licensed contractor over there. Mr. Kinch mentioned the way the water flowed on this land.

**Open Discussion**

Formosi shared that he attended the MACC meeting and that it was highly informative.

Dempsey said we will meet in person at Town Hall and also have it on Zoom.

Formosi motions to adjourn the meeting at 9:27 p.m. Gebauer seconds. Voted: 5-0.

  
Chairman

4-14-21  
Date