



TOWN OF GROVELAND

2021 NOV 10 AM 9:31

TOWN CLERK
RECEIVED

**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD: Conservation Commission
TOPIC: Monthly Meeting
MEETING DATE: September 8, 2021
MEETING PLACE: Town Hall and Zoom Meeting
TIME: 7:00 P.M.
MEMBERS PRESENT: Dempsey, S. Bartelt, B. Formosi, T. Schaefer, F. O'Connor,
MEMBERS ABSENT: T. Grim, J. Gebauer
GUESTS: None

Dempsey motioned to open the meeting at 7:04 p.m. on September 8, 2021.
Second by Bartelt. Voted: 5-0.

Lower Center Street Maintenance Plan

Dempsey and Bartelt are still working on the plan and are committed to completing it by 9/30/21.

Minutes

Bartelt motions to accept the minutes for August 11, 2021. Schaefer seconds. Voted: 4-0-1.
Formosi abstained.

Conservation Agent Update

Annie Schindler has been hired as an Environmental Programming Coordinator. She works at Veasey Park half time and she is getting up to speed with Vanessa regarding upcoming events. A workshop was held on her second week with people who have dementia. She helped market a few things on a Fairy House Manual. She worked on using laser fiche and organizing file cabinets. She has gone on site walks with Bartelt and Dempsey.

Other Business:

Formosi said new contacts are needed for Bagnall School.

Lot 68g Oakland Terrace Maple Lane issues-COC

A site visit was completed on September 1. The requirements for Oakland Terrace are:

1. Full grass on rear and side yards
2. Placement of granite markers.

Maple Lane and Pathway to Lot 3 Oakland Terrace.

The disturbed area 100 ft. from existing silt lot. Schaefer said he would like to see the grass well established and be reviewed in the summer of 2022 at Oakland Terrace.

245 Center St. Property

A second lot was sold (142 Center St.) They would like to put a driveway in so they can start building a home. This will be done before a seasonal restriction is needed.

Schindler will be visiting the sites and advise any applicants if they have to file with the commission. Schaefer asked if the filings could be put on PDF so commissioners can review them. Dempsey said that all the files will eventually be on a pdf.

Dempsey motioned to open the hearing portion part of the meeting at 7:30P.M. Bartelt seconds. Voted: 5-0.

6 Merritt Avenue- Jim Scanlon is representing Charles Murray

The septic system is in failure. The leaching area is outside the 50ft. buffer zone. The pump and septic system are within 50ft.

Dempsey and Bartelt visited the site. The area is flat. The wetlands are defined. It is 26 ft to the closest bordering vegetation area.

Bartelt motioned to accept the plan for the septic upgrade at 6 Merritt Avenue. Schaefer seconds. Voted: 5-0.

752 Salem St. GNOI Replacement Septic System

The septic system was put in 2007. It is in failure now. The applicant is looking for an emergency order. They consulted with the Board of Health. BOH wrote up an emergency order. This is an after fact notice and it's been filled. This is a precarious position and there is a wall and it is contained. This is a steep hill down to Johnson's Creek. It is a very small lot and a bad spot for a septic system. The work is all done. The leaching field was failing.

Dempsey motions to accept the replacement plans for 752 Salem St. Bartelt seconds. Voted: 5-0.

139 King St. NOI/GNOI-Replacement Septic System

Richard Williams of Williams and Sparages is representing Bob Hoffman. The septic system failed Title 5. The plan is including an addition on the house. As part of the improvement there is a slight increase in the area of the driveway. The house addition is within the 75ft no build zone.

Schaefer asked how many additional feet is the driveway and is it going to be asphalt. The net difference is 450 ft. which will be addition of impervious surface.

Formosi asked if the yard sloped from right to left. The yard slopes from the home to the back.

Dempsey would like to do a site visit at 8:30am on September 11 at 139 King St.

Dempsey motioned to continue the meeting to October 13 at 7:00pm. Bartelt seconds.

Voted: 5-0.

10 Byfield Road GNOI- Replacement of Septic System

John Judd of Gateway Engineering is representing the applicant. This 2-acre property has a substantial number of wetlands. They are installing a septic tank and a pump chamber to an elevated leach field. They are using a staked siltation fence for erosion controls. The leaching system will be left alone but the tank will be pumped out and replaced. The system will ultimately be further away from the resource area.

Bartelt motioned to accept the plans for a replacement septic system as discussed for 10 Byfield Road. Formosi seconds. Voted: 5-0.

177 King St. RDA/GRDA Replacement Septic System

Richard Williams of William and Sprague are representing the applicant. They are upgrading the septic system. There is a well that is 100ft away. There will be a new retaining wall put in.

Schaefer motioned to accept the plans for the replacement septic system. This is a negative determination under the DEP and the Groveland Bylaw. O'Connor seconds. Voted: 5-0.

209 Center St. GRDA Replacement of pool,

An 18x24 Gibraltar pool will be installed and the wetlands are 100ft away from the patio. One edge of the pool will be about 60ft from the resource area.

Dempsey motioned to issue a negative determination and issue a permit to install an 18x24 Gibraltar pool. Schaefer seconds. 5-0.

268 Washington St. NOI/GNOI

Hochmuth requested a continuance. Dempsey motioned to continue the hearing to October 13. Bartelt seconds. Voted: 5-0.

Sewall St Quarry NOI continued

There have been open discussions regarding the peer review and Mr. Daley. Mr. Dailey and the engineers are reviewing the written reports.

106 King St NOI/GNOI

Schaefer recused himself. Attorney Deschenes is representing the applicant.

The commission had their peer reviewer look at the plan. The Planning Board required some changes to the drainage part of the plan. They integrated the 9 acres and then added Lots 6&7. Because of fear of development of the lots, there will be a covenant where the lots cannot be divided. There is also no disturb line on those 2 lots. They have provided a revised plan to the Planning Board. A final report was sent to TEC and the Planning Board. They feel they are completed and these plans will be the final ones the Planning Board votes on. The Planning Board did not have a quorum last night so there was no vote.

Dempsey said he received the Peer Review Report in June 2021. There are many comments but there were not responses from the developer.

Dempsey would like to continue the hearing to October 13. Dempsey said he may have Mr. Hochmuth start writing up the Orders of Condition.

Paul Hench 118 King Street said the roadway still needs to be voted on by the Planning Board.

Dempsey motions to continue 106 King St to October 13. Bartelt seconds. Voted: 4-0-1. Schaefer abstains.

Schaefer motioned to close the meeting at 10:00 pm. Bartelt seconds. Voted: 5-0.


Chairman

10/13/21
Date