



TOWN OF GROVELAND
2017 APR 21 AM 10:29
TOWN CLERK
RECEIVED/POSTED

**TOWN OF GROVELAND
MASSACHUSETTS 01834**

BOARD: Conservation Commission
TOPIC: Monthly Meeting
MEETING DATE: March 15, 2017
MEETING PLACE: Town Hall Main Meeting Room
TIME: 7:00 P.M.
MEMBERS PRESENT: M. Dempsey, F. O'Connor, T. Schaefer, W. Formosi
MEMBERS ABSENT: H. Meninger, T. Grim, J. Gebauer
CONCOM AGENT: Rosemary Decie
GUESTS: none
RECORDER: J. Hauss

(Action Taken)

O'Connor motioned to open meeting at 7:13 pm. Schaefer seconds the motion.
(Voted: 4-0).

Schaefer motions to accept minutes for February 8, 2017 as submitted. O'Connor seconds the motion.
(Voted: 4-0).

Land Issues:

Dempsey met with the Selectmen. For the Town Forest Land Exchange, the Selectmen asked how much it is going to cost the town to do this.

For the Town Forrest- the Water Department has an easement at entrance road to the tank. The land we could potentially exchange is next to that area. Dempsey needs to speak to the Water Dept. The Conservation Commission will meet on April 12 and vote on this issue.

Schaefer asked about information from the Assessor's office. Dempsey gave the information to Schaefer.

Meadow Pond- Conservation Restrictions will be set into place for this. The Selectman had no comment on this issue. There is a warrant at Town Meeting for April 24 for this.

Land on Balch Avenue- Bill Formosi spoke to the owner. He said there were no liens on the property. John Gebauer will draft a document if land is clear of liens. The owner needs to fill out an affidavit and sign it. This is moving along. The Selectmen have to approve this and the Conservation Commission needs to follow up with the legal documentation.

Rosemary Decie was working on the other parcels for the conservation land and if some of them can be combined with others. Byfield Road and Seven Star Road is a small triangular parcel. There a couple of parcels down by Johnson's Pond.

Conservation Restrictions on Center Street Properties- Ongoing work with Essex County Greenbelt. The land on Salem Street which abuts Veasey Park is 10.7 acres between Veasey and Salem Street. Dempsey asked for feedback from the Selectmen and no comments were received from the Selectmen.

Schaefer asked if we can get an official letter from the Water Department regarding the land which is being swapped. We want to make sure that if any equipment needs to be brought in we won't have a problem.

Dempsey motioned for a 3 minute recess at 7:27p.m.

(Action Taken)

Formosi motioned and O'Connor second to open the hearing at 7:30 p.m. (Voted: 4-0).

929-931 Salem St-NOI/GNOI- continued from January 11, 2017

O'Connor is no longer involved with the owner so he does not have to recuse himself.

Dempsey said there are back taxes owed by the owner of the property. The owner said he will pay it tomorrow. Dempsey would like a letter stating the applicant is requesting a waiver from the bylaw for any work to be done within the 100ft. buffer zone and why it is advantageous to the environment.

Questions were drafted and sent to GZA from the site visit and other documentation.

Peter Williams of GZA conducted a Peer Review for the Planning Board.

The Conservation raised 10 questions which were addressed.

1. A biologist should inspect the site before and after any work to inspect for nesting activity during turtle migration season and all activity should be documented. There is nesting activity and this should be put as a potential condition. The site is surrounded with habitat. The Dept. of Fisheries and Wildlife have put in 3 nesting sites and that is our concern. They will forward copy of the information.
2. A 21E Assessment shall be completed before any work is started and all contaminated areas shown of a plan. This was completed when there is a land purchase. Schaefer said the concerns of the contaminated site are that we want to make sure the area is clean especially if they are tearing down the buildings. The applicant will provide the copy because the bank requires this in order for the loan to be processed. Schaefer asked is there are any underground storage tanks.
3. A designated area should be shown of the plans where snow removal will be stored and the area should have controls to protect runoff from the wetlands. It is a good idea to have snow removed. Halim Chouba of Chouba Engineering said they have plans for the removed snow to be placed on

4. Additional detail on the retaining wall and proposed grade with regard to abutting property. A grating plan was submitted showing the top and bottom of wall. Details are clear. This is specific to the bottom.
5. The plan to show in detail the proposed erosion control in relationship to the existing slope and the wetland area. Erosion controls will go into effect when there is construction so there won't be a huge impact.
6. There should be a vegetative buffer between all of the proposed parking and paved areas that is adjacent to the slope to the wetlands to prevent siltation. In addition, a continuous berm place along the west and south sides of the property. The proposed area will be stabilized. There is a steep slope. A berm might help with this area. The area will be planted and stabilized. A guardrail was added to the plans when they met with the Planning Board. This will take the place of the berm.
7. There should be no open pits at the end of the work day. Related to construction of development of land. It is a State Law that you cannot have open excavation.
8. Any soil piles must be covered or enclosed by a silt barrier. (Related to #7)
9. Any contaminated soil should be removed from the site. (given)
10. Consideration of a donation to National Heritage Endangered Species Program as a turtle mitigation area in the unbuildable portion of the property.

Mr. Williams said when this project is done there will be less of an impact. He said he will send his change orders to the Planning Board. The Plans has been revised a few times. He will send the Conservation Commission copies of all paper work.

(Action Taken)

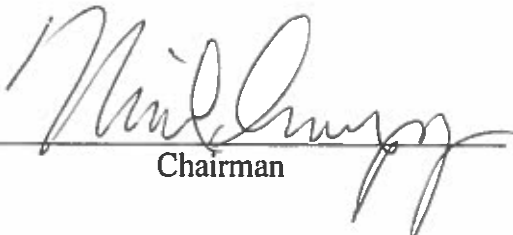
Schaefer motioned to continue 929-931 Salem St to April 12, 2017. Formosi seconds the motion. (Voted: 4-0).

Other Business:


Dempsey said the Water Department is moving into the Electric Department Building in September. He is going to ask for the space for the Conservation Commission.

O'Connor motioned to adjourn at 8:17 p.m. Formosi seconds the motion. (Voted: 4-0).

The next meeting is scheduled for April 12, 2017 at 7:00 p.m.



 Chairman



 Date