



Town of Groveland
Economic Development, Planning &
Conservation Department
Conservation Commission

Michael Dempsey, Chair
Stephanie Bartelt, Vice Chair
Bill Formosi
Terry Grimm
Fredrick O'Connor
Thomas Schaefer

2022 DEC 15 AM 9:24

183 Main St
Groveland, MA 01834

TOWN CLERK
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BOARD: Conservation Commission
MEETING DATE: November 9, 2022
MEETING PLACE: Town Hall and Zoom
TIME: 7:00 PM
COMMISSIONERS PRESENT: M. Dempsey, S. Bartelt, F. O'Connor (Remote), T. Grim,
COMMISSIONERS ABSENT: T. Schaefer, B. Formosi
GUESTS: Brad Ligols, Mark Cooperman

APPROVED 12-14-2022

MOTION: Grim motions to accept the November 9, 2022 meeting minutes. Bartelt seconds. Voted: Formosi, abstain. Dempsey, aye. Bartelt, aye. Schaefer, abstain. Grim, aye. The motion passes.

Note: Minutes are not taken verbatim, see the recorded meeting for verbatim information.

MOTION: Grim motions to open the meeting at 7:22 PM on November 14, 2022. Bartelt seconds. Voted: Grim, aye. Bartelt, aye. O'Connor, aye. Dempsey, aye. The motion passes.

833 Salem Street – Conservation Restriction

Brad Ligols, 833 Salem St: I'm the current owner of Groveland Self-Storage on Nelson St and I have recently bought 833 Salem St as well to expand my business. As part of the development process, I am working with the State and Natural Heritage of Endangered Species Program (NHESP) because a large portion of the property is within turtle habitat. To be able to get a permit to develop with NHESP, I am required to put a portion of the land in a Conservation Restriction (CR). I've been working with Mark Cooperman who is an ecologist on this project.

Mark Cooperman: I've been working on the MESA consulting for this project. We are proposing to put 1.7 acres of land into a CR to maintain the priority, forested habitat. The CR will have no public access and will be for habitat protection. We will first put the portion of the lot in a deed restriction while we go through the process. We have had this planned approved by MESA & NHESP. There is no nesting area on site, nor any wetlands on site.

Dempsey: The portion that you're proposing is essentially land-locked, correct? It is isolated from other open space?

Cooperman: Yes because of the project at Sewell St to the south and the development we are proposing to the north.

Bartelt: That's not ideal for the turtles to not have a corridor of habitat, nor is it much land.

Cooperman: We are tied by MESAs as to the amount of land we put in the CR and the location makes the most sense as it is away from the road and near the cell tower.

Bartelt: Is there any reason for us not to hold the CR?

Dempsey: Well we want to show support for turtle habitat protection.

Grim: If we don't take the CR, who would?

Dempsey: Another 3rd party, but the same problems would exist for them too. Another 3rd party may also think it's too small a parcel to even bother with.

Bartelt: What would the Commission have to do with the CR?

Cooperman: There is reporting every 5 years, no mitigation or restoration work, so it's just to make sure there is no encroachment from the development into the restricted area.

MOTION: Bartelt motions to accept the Conservation Restriction of 1.7 acres of land at 833 Salem Street as proposed. Grim seconds the motion. Voted: Grim, aye. Bartelt, aye. O'Connor, aye. Dempsey, aye. The motion passes.

PRSD Seasonal Waiver Request

Schindler: I did a site visit on October 28th to look at the progress. They had added in the erosion control the Commission had requested, the demolition of the former middle school has been completed, and that area has been stabilized. The foundation of the athletic building was being constructed; just a corner of it is jurisdictional.

COMMISSION: We should re-evaluate at the December meeting, let's schedule a site visit for December 9th at 9 AM.

154 Center Street

Dempsey: I attended a Zoning Board of Appeals meeting earlier this month regarding 154 Center Street. About half of the property is within the buffer zone. It's before the ZBA because they are changing the use. It used to be the site of Millennium Plastics, and they are proposing to put a dumpster rental facility there, almost like a transfer station. I attended the meeting because they weren't filing with us. I requested the applicant file a GRDA with us. Annie are they going to file?

Schindler: I haven't heard from the applicant since the meeting earlier this month. The special permit from the ZBA won't be issued until the next ZBA meeting which will be in December.

Dempsey: Please reach out to the applicant and tell them they must file with the Conservation Commission.

Town Forest Plaque

Schindler: Judith Kidder called the office to let me know that the plaque has been installed. I went to check it out and it looks great, you have a photo in your packet.

COMMISSION: Thank you to Judith for having this plaque installed, and thank you to the residents who help us maintain our trails.

Dempsey: This is a good time to discuss scheduling a site visit at Meadow Pond to clear the trails.

COMMISSION: We will do site cleaning at the Uptack entrance of Meadow Pond on Saturday November 19th at 1 PM.

Seasonal Restriction Waiver Requests

None at this time.

Veasey CPA Projects

Dempsey: I'm putting together two CPA applications for Veasey

1. Working with the Garden Club and Dianne, we would like to create a 9,000 sqft reforestation project at the top of Nun's Hill. This project will take around 3-5 years to complete, so this is just the first phase of the project.
2. Improving the landscaping along Washington Street.

I'm hoping to have these both in final draft form by the December meeting.

Approval of October 12, 2022 Minutes

MOTION: Grim motions to approve the October 12, 2022 meeting minutes. Bartelt seconds the motion. Voted: Grim, aye. Bartelt, aye. O'Connor, aye. Dempsey, aye. The motion passes.

Environmental Program Coordinator Update

Schindler: Things have been good in the office. I anticipate we'll be getting a NOI and RDA for two lots at the end of Center Street on the West Newbury line for the next meeting. 106 King Street has completed their work within the resource area and is planning on only doing work outside of jurisdiction this winter. One other thing, the Haverhill Housing Authority who assists the Groveland Housing Authority is applying for federal funding and needs to perform an Environmental Review. I went to the site and heard their proposed work. Nothing they are performing is within jurisdiction, and the work includes kitchen renovation and door replacement. I'm asking the Commission if they would feel comfortable issuing a letter saying they are not concerned?

MOTION: Bartelt motion to send a letter stating there are no concerns for the work proposed at the River Pines. Grim seconds the motion. Voted: Grim, aye. Bartelt, aye. O'Connor, aye. Dempsey, aye. The motion passes.

Calls, Meetings, and Upcoming Projects

None at this time.

Open Discussion

None at this time.

Next Meeting: December 14, 2022

MOTION: Grim motions to adjourn the meeting at 8:26 PM. Bartelt seconds the motion. Voted: Grim, aye. Bartelt, aye. O'Connor, aye. Dempsey, aye. The motion passes.

Meeting Materials: November 9, 2022 Agenda, Draft Conservation Restriction for 833 Salem Street, Draft Declaration of Restriction for 833 Salem Street, Conceptual Site Plan for 833 Salem Street by Jones & Beach Engineers Inc. dated 4/6/22, MIMAP card for 154 Center Street, photo of plaque at Town Forest, October 12, 2022 draft meeting minutes.