



Town of Groveland
Economic Development, Planning &
Conservation Department
Conservation Commission
183 Main St
Groveland, MA 01834

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

APPROVED 10-11-2023.

MOTION: Grim motions to accept the 06-10-2023, meeting minutes with a minor modification. Formosi seconds. Voted 3-0-2. The motion passes.

| | |
|-------------------------------|---|
| BOARD: | Conservation Commission |
| MEETING DATE: | June 14, 2023 |
| MEETING PLACE: | Town Hall and Zoom |
| TIME: | 7:00 PM |
| COMMISSIONERS PRESENT: | M. Dempsey, T. Grim, T. Schaefer, B. Formosi (Zoom) |
| COMMISSIONERS ABSENT: | O'Connor (Zoom) |
| GUESTS: | S. Bartelt Jim Scanlan, Justin Guimond, Ida Guimond, Paul Bergman, Jeff Taylor, Dan Norris, David Lamattina, Matt Waltermire |

Note: Minutes are not a transcript; see the recorded meeting for verbatim information.

Pursuant to Chapter 20 of the Acts of 2021, "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency", extended by the Governor on March 30, 2023, which extended permission for boards and commissions to conduct remote meetings, the Planning Board conducted this meeting in a hybrid format.

MOTION: Dempsey calls to order meeting for June 14, 2023, to order. Grim seconds the motion. Voting aye; Grim, Schaefer, Dempsey, Formosi. The motion passes.

MOTION: Dempsey motions to open the hearing portion of the meeting at 7:05 PM. Grim seconds. Voting aye; Grim, Schaefer, Dempsey, Formosi. The motion passes.

10 Ashcroft Circle – GNOI, replacement septic system

Agent: They are not prepared to present right now because they need to make some changes per the Board of Health. Notices haven't gone out so the public hearing should not be opened. I recommend the Commission open each hearing individually rather than as a whole for reasons such as this.

175 King Street – GNOI, replacement septic system

MOTION: Dempsey motions to open the hearing for 175 King St. Grim seconds. Voting aye; Grim, Schaefer, Dempsey, Formosi. The motion passes.

Scanlan: Here on behalf of the homeowner at 175 King St. Three-bedroom dwelling with a failing septic system. The wetlands are at the rear of the property. There's a well in the front yard. Proposing to replace the whole system. Closest point is 68 feet to the wetlands, 102 feet from the well, had to keep the well setback.

Grim: How far is the disturbed area?

Scanlan: Another 10 feet, no closer than 50 feet to the wetlands.

Dempsey: Erosion controls?

TOWN CLERK
RECEIVED/POSTED
TOWN OF GROVELAND
2023 NOV 21 AM 10:25

Scanlan: Proposing silt sock.

Grim: The yard is generally flat?

Scanlan: Yes.

Schaefer: Any storage of materials?

Scanlan: Some topsoil and fill, rest of the material will be taken out. There shouldn't be much stockpiling on site. It would be stockpiled to the right of the home. It's also B soil and C soil, I had a slight error.

MOTION: Dempsey motions to approve the replacement septic system at 175 King St as submitted with erosion controls as marked on the plan. Grim seconds. Voting aye; Grim, Schaefer, Dempsey, Formosi. The motion passes.

119 Center Street – GRDA, replacement roof

Dempsey recuses himself as it is his daughter's home.

MOTION: Grim motions to open the hearing for 119 Center for a GRDA for a replacement roof. Schaefer seconds. Voting aye; Grim, Schaefer, Formosi. The motion passes.

Dempsey: House is approximately 50-60 ft from the stream, and they are replacing the roof and because they are so close to the wetland, they need a permit.

Schaefer: Will it take one day and go right into the dumpster?

Dempsey: Yes.

Grim: Is there much of a slope for erosion controls?

Dempsey: Not much of a slope

Formosi: Will there be a daily clean up done?

Dempsey: Yes.

Formosi: Asphalt shingles?

Dempsey: Yes.

MOTION: Grim moves to accept this application for roof replacement, negative determination. Schaefer seconds. Voting aye; Grim, Schaefer, Formosi. The motion passes.

Dempsey rejoins the Commission.

11 Evergreen Lane – GRDA, pool installation

MOTION: Dempsey motions to open the hearing for 11 Evergreen Lane, pool installation. Schaefer seconds. Voting aye; Grim, Schaefer, Dempsey, Formosi. The motion passes.

Agent: Explains that the applicant would like to install a pool in an area of the yard that is existing gravel. While the imagery looks like the pool is close to the resource area, there is a shed and a fence between where the pool is proposed to go and the resource area. There is also a paved drive where the yard will be accessed.

Commission: We would like to see exactly where the pool is going, want to be able to look at what the building permit days. Also want to put language in the approval that says it needs to be within a certain area.

The Commission schedules a site visit for Friday morning @ 9 AM.

O'Connor joins the meeting via Zoom.

MOTION: Dempsey motions to continue to our next meeting at a date to be determined. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

Beaver Permits – Ratify

Dempsey: These two have been an issue for a few years and they are straight forward. Generally, the timeline for issuance is required to be pretty quick so I sign off and then ask the Commission to ratify.

MOTION: Dempsey motion to accept the two beavery permits issued May 24th and June 5th to the Town of West Newbury. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motions to close the hearing portion of the meeting. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

172 King Street – Potential Project Discussion

J. Guimond: We would like to finish/pave the driveway which is currently just crushed asphalt and loose gravel. We understand there were issues with the seller adding additional materials to the left of the house, so we were not going to pave that area. The person who came to evaluate the driveway said they would be able to slope the pavement away from the wetlands. We are also looking to install a drainage system near the garage entrance. We also want to finish off the back of the yard. We would like to have a landscaper come in to add some loom, a sprinkler system, and hydroseed. We want to stay as far away from the wetland as possible. We don't want to disturb any of the existing vegetation, just want to improve the lawn.

Grim: I think a site visit makes sense, Friday at 9:30 am?

J. Guimond: Works for us.

Dempsey: Annie what did you recommend then filing for?

Agent: I said at a minimum GNOI, depends on how much fill is brought it.

Schaefer: Just so you are aware there is a seasonal restriction from November 1 to April 15 for when you can and cannot work.

1 Manor Drive – Enforcement Update

Grim recuses as he is an abutter.

Bergman: We put this plan together, I'm here with the property owners and contractors. A few weeks ago, Mike and Annie met with me to discuss the project. Since then, quite a bit has happened. Mike Seekcamp set 31 wetland flags. *Describes plan.* There are 7 buildings that are within the jurisdiction of the Commission. Sump line is now moved so it isn't running into the street. A survey was done to pick up topo and the flags. This plan is preliminary, more will be included in the full NOI. The contractor is going

to be installing new decks on the burnt building, and the other six are going to have stairs added as well. Additionally, building 4 is going to have a fire suppression line for the new sprinkler system, and part of that excavation is within the buffer zone which is why it's on the plan. There will not going to be any changes in grades, the new stairs will use some type of footing. For the sump line we're proposing to core a hole in the foundation and run the sump line underground back towards the stream and have a rip rap fall to seep into the stream, this would be permanent and buried.

Dempsey: The issue with the water pooling in the road is taken care of. Did you ever figure out if the other buildings have sump pumps or other issues?

Bergman: I personally do not know, I'm only in charge of taking care of building #4.

Lamattina: I am the owner of the property. We don't know if there are sumps in other buildings. If we hadn't installed the sump pump \$30,000 worth of work would have been ruined.

Schaefer: Any oil tanks in the basement?

Lamattina: No, the buildings use natural gas.

Formosi: The rip rap would go right to the stream?

Bergman: That's what we're proposing, don't want to daylight in the yard for erosion purposes. The water coming from the sump pump will be clean because it's ground water and it's not washing over anything that would pick up dirt. Rip rap swale where the pump daylights.

Formosi: Is it possible to get an assessment of the other buildings?

Bergman: What do you mean by assessment?

Formosi: Haven't heard a definitive answer about other sump pumps or flooding in other buildings. Is it a reasonable request to ask to see if there are water problems?

Dempsey: I think that's reasonable.

Bergman: If the commission is okay with the proposed underground sump line and rip rap swale, would you be okay with that potentially be okay with other buildings?

Dempsey: Yes.

Grim rejoins the meeting.

Pentucket Regional School – Project Update & Marker Discussion

Waltermire: Wanted to identify some of the higher traffic areas. Originally, we were using the West Newbury (WN) OoC which stated every 20 feet for markers. Just trying to highlight some of the areas that are more heavily trafficked.

Grim: Looks reasonable to me.

Formosi: I would like two more. One more on the corner on the right, apex of the curve. And then one between parking inlet and high vehicular traffic.

Waltermire: I don't see many people walking in this area.

Schaefer: More so for people maintaining the school, rather than people walking.

Dempsey: Total of 6?

Commission: Yes

Waltermire: We are requesting pressure treated wood, WN allows you to use either PTW or granite.

Grim: I'm not concerned about the change from one town line to another. I'll need convincing to get rid of granite. Every 20 feet is excessive, but permanence is a virtue in this case.

Schaefer: I think because it is a municipal building there at least isn't change between owners, but if anything, it should be 6x6 or 8x8. Kids could easily rip out a 4x4.

Waltermire: WN doesn't say 4x4, Groveland specs do.

MOTION: Grim motions to accept their proposal for 6 wetland marker locations made from 4x4 granite as in our standard conditions. O'Connor seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

Waltermire: Next is just the schedule, there's going to be a lot of work in the next few weeks, so I recommend stopping by in a couple of weeks.

Formosi: What are the sidewalks?

Waltermire: They will be concrete.

Commission sets a site visit for June 28th @ 4:30 PM.

Esty Lot – Final Restoration Plan

Dempsey: I'm going to put a letter together for Mr. Harper so there's no confusion on what we're requesting.

Veasey Reforestation Project

Dempsey gives the following update/timeline on the reforestation project.

July – Remainder of the trees will be cleared.

August – Lay down cardboard to kill what's underneath.

September – Cover cardboard with compost.

October – Deer fencing put around the site.

December – Order saplings.

Spring 2024 – Plant saplings.

Trail Work

Dempsey: Jim Loughery has still been working hard on the trails, he's put together an estimate on some of the bridges in Meadow Pond.

Formosi: when I went out with the 4th graders it looked great, just some spot fixing on the bridges.

Appointments

MOTION: Grim moves to appoint Dempsey as chair. Schaefer seconds July 1 of this year to June 30, 2024. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motions to appoint Bartelt as vice-chair July 1 of this year to June 30, 2024. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motions to appoint chair to sign for the Commission from July of this year to June 2024. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motions to appoint Schindler as Conservation Agent from July 1 of this year to June 30, 2024. Schaefer seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motions to appoint Vanessa Lopez, Doug Soper, and Carole Funchion as agents of Veasey July 1 of this year to June 30, 2024. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

MOTION: Dempsey motion to appoint Dempsey as Community Preservation Committee representative July 1 of this year to June 30, 2024. Grim seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.

Environmental Program Coordinator Update

Agent: I received a letter from the state regarding ATVs riding behind Federal Way near turtle habitat and wetlands. There is a business on Federal Way renting out these ATVs but the actual riding of them is within Georgetown. I'm working with our Zoning Enforcement officer to see if there is anything we can do from that perspective. Additionally, I think it would be worth it for the Commission to put together a boilerplate for people doing roofing within the buffer zone, so they don't have to attend a meeting. Newbury would do this on Plum Island.

The Commission discusses putting a draft boiler plate for building permits for roofing and siding in jurisdiction together.

Open Discussion

None.

Other Items Not Reasonably Anticipated at Time of Posting

Agent: 8 Cherry Tree Lane submitted their Certificate of Compliance. I completed the inspection, and they are all set. I will pass that out to be signed now. Lastly, I received a letter from a group of Newburyport children regarding the 40B project at Sewell St and their concern regarding the turtle habitat there.

Dempsey will put a response together.

Next Meeting

Schedule a meeting for June 28th, July 12th and July 26th.

Adjournment

MOTION: Grim makes a motion to adjourn at 9:20. Schaefer seconds. Roll call. Voting aye; Grim, Schaefer, Dempsey, Formosi, O'Connor. The motion passes.