



MILLBURY CONSERVATION COMMISSION

A Better World Through Conservation

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MILLBURY, MASS.

Meeting Minutes

Date: May 5, 2021 | Time: 7:00 P.M. | via Zoom Meeting

Present: Ronald Stead, Anthony Cameron, Paul DiCicco, Raymond Keddy, Christopher Weagle

Absent:

7:00 P.M. Chairman Stead opened the meeting at 7:00 PM.

Conor McCormack, town staff, reviewed the mail. TEC Associates submitted the 2021 Yearly Operational Plan for Providence & Worcester Railroad's Vegetation Management Plan. Keolis also submitted their 2021 Yearly Operational Plan for vegetative maintenance for the MBTA railroad lines. Mr. Stead noted these documents are available in the Town Hall.

Mr. McCormack updated the Commission about a complaint that DEP received regarding the proposed work at 17 Rice Road. He noted no activity has occurred at that site but a developer will be submitting plans to the Commission for a multi-unit development. No DEP action had been taken at this time.

Mr. McCormack gave an update on the Enforcement Order at 146 Wheelock Ave. The property owner had a wetland scientist out to look at the property last week and should be forwarding information from the site visit soon.

Mr. McCormack and Mr. Stead conducted a site visit to 58 Oak Pond Ave on May 3rd. They met with Aquarion and their engineer regarding a forthcoming submission to install a new water maintenance facility

Mr. McCormack thanked Mr. Stead for signing a support letter on behalf of the Commission for the Town of Millbury's grant applicants for the Downtown Revitalization Project.

Mr. McCormack noted he is working on developing an RFP for a consultant for the Conservation Commission, as well as reviewing necessary rules and procedures for setting that up and will have more information soon.

7:05 PM Town of Millbury
Notice of Intent – Continued
Wheelock Avenue Bridge Repair

Mr. Stead noted they were continued due to a lack of DEP number, which they still do not have. Mr. McCormack he is still seeking information from the DPW regarding the possibility to remove silt building along the bridge. Mr. Keddy made a motion to continue to the hearing until May 19, seconded by Mr. DiCicco. All in favor, motion approved.

7:10 PM

Douglas Backman

Notice of Intent

115 West Main Street, 3 Burbank Street & 4 Burbank Street

At Mr. Stead's request, Mr. McCormack read an email received by DEP earlier today regarding the project.

Mr. Backman addressed the Commission, reviewing the project developments and permits received by the Planning Board.

Michael Stalzer, engineer for the project, gave a presentation on the proposed development and reviewed the applicant's Notice of Intent application. He noted changes made to the site plan from the initial application during the Planning Board review process, including reductions to the total units and SF, as well as increased parking spaces.

When reviewing the alternative analysis, Mr. Cameron asked whether the analysis should also include looking adjusting the scope or size of the project, to which Mr. Stalzer said that it should just be substantially equivalent economically, which would not include reducing the size of the project.

Mr. Cameron asked how they were going to work around the part of the parking lot that goes into the flood plain, to which Mr. Stalzer replied that they will use a stem wall for that part of the retaining wall. The parking lot will cantilever over that part of the wall and will not impact the flood plain.

Mr. Cameron asked about the poly-metric sand and that will be used between the porous pavers. Mr. Stalzer described the sand that will be used, to the specifications of the manufacturer. Mr. Cameron was concerned it can become impervious once wet.

Mr. Keddy expressed concerns about the size and scope of the proposed project and how it will fit into the parcel.

Mr. Cameron expressed concerns about the Mean Annual High Water line, as shown on the plan. He noted it looked as though the line did not match up with the elevation lines. Mr. Stalzer responded that it can depend on the topography and way the surveyors captured the data. Mr. Cameron did not agree with the MAHW line. Mr. Cameron asked Mr. Stalzer to review the historic mill complex buildings and areas of previous development as it relates to the 100' buffer of undisturbed vegetation.

Mr. DiCicco inquired about the impact to the Town's sewer system. Mr. Stalzer noted they have met with the Sewer Commission and there is adequate capacity in the system

to serve this project. He also noted that Mr. Backman will pay for a scoping and report of the system down across the Blackstone River.

Mr. Keddy inquired about the stormwater runoff on the proposed site and Mr. Stalzer replied the project has a stormwater management system to address and treat the runoff. He noted the stormwater runoff will be less than in the current condition.

Mr. Cameron inquired about the riverfront square footage using all three lots combined as one. He thought they should be considered individually. Mr. Stalzer responded that they are looking at it as a mill complex and the development as one project. Mr. Keddy noted he disagreed with the stormwater projections and impacts in the project site.

Mr. Cameron noted that he would like the Commission to retain their own consultant to review the project. Mr. Stead noted the Town already had a consultant review the project during the Planning Board approval process. Mr. Stalzer noted Stantec reviewed the project and they made changes that Stantec suggested. He further noted that it would be reasonable to view the project as one historical mill complex site. Mr. Weagle inquired whether Stantec was asked to look at the parcel as one lot or three, to which Mr. Stalzer noted they reviewed it as one project.

Mr. Cameron inquired on which parcels the Order of Conditions would be recorded. Mr. Stalzer noted that 115 West Main Street and 4 Burbank lots will be combined as a condition of approval from the Planning Board. The ancient house will be cut out from the property and deeded to the Town.

No comments or questions were made by the public.

Mr. DiCicco made a motion to close the hearing, seconded by Mr. Cameron. All in favor, motion approved.

Mr. Stead noted that the Commission might want to some additional conditions and thanked the applicant for attending. Mr. Cameron requested the Commission vote to approve or disapprove the project. Mr. McCormack noted that the Commission has 21 days from the close of the hearing to formulate additional conditions and vote on the project. There was discussion on the procedure of closing and voting on a project. Mr. Cameron noted the Commission can deny a project and has done so in the past. The applicant can appeal to DEP if the Commission denies and DEP can issue a Superseding Order of Conditions and approve the project. Mr. McCormack added that DEP can also issue a Superseding Order of Conditions for a Commission-approved project.

Mr. Keddy discussed with Mr. Backman several issues with the project he still sees. Mr. Stead noted the hearing has closed and the time for discussion is complete.

Mr. Stead noted that he believed that by closing the hearing they can continue and the Commission can add additional conditions to the project. Mr. McCormack added that the Commission has 21 days from the close of the hearing to make a decision. Mr. Stead requested Mr. McCormack review procedures for the Commission ahead of the May 19th meeting.

In reviewing of potential Orders of Conditions, Mr. Stead suggested the applicant be required to use correct sand between the pavers. Mr. Cameron added that they should not be allowed to use the poly-metric sand on the pervious paver lots.

OTHER BUSINESS:

Mr. McCormack reviewed the summer schedule – June 2, July 7, and August 4. The Commission was agreeable to that schedule. He also noted the Town Hall may be opening in person in the coming weeks or months and the Commission may be able to move to in person meetings.

Mr. Cameron made a motion to adjourn the meeting at 8:35pm, seconded by Mr. Keddy. All in favor, motion approved.

The next meeting of the Conservation Commission will be on May 19th.

Respectfully submitted,

Conor McCormack,
Assistant Planner

Attest:

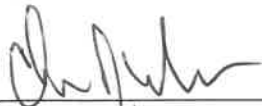


Ronald Stead, Chair



Anthony Cameron

Raymond Keddy



Christopher Weagle

Paul DiCicco