

Hopedale Conservation Commission
Meeting Minutes
January 17, 2023

Call to Order: 6 pm by Becca Solomon
Meeting held in person. A quorum was present at Town Hall.

Attendees:
Becca Solomon, Dave Guglielmi, Marcia Matthews, Elenore Alves.

Applicants on Zoom:
24 Hopedale Street: Phil Schwachman and Matt Tate, P.E.
Hopedale Ridge: Eli Leino, counsel, representing applicant Ricardo Lima.

24 Hopedale Street. Request for Partial Certificate of Compliance, Irwin Engineers, DEP Files No. 187-252. Per Order of Conditions, special conditions stated January 20, 2021. Demo conditions 1-10 were released because demo activities have been done. Site visit confirmed river is clean. Ongoing maintenance and operational conditions 11-21 remain in effect.

Mr. Phil Schwachman requested Item 16 to be released, since all demolition conditions were satisfied. The Commission voted to reissue the release.

Hopedale Ridge

Becca: Our next item of business is review and recommendations for the Overdale Parkway proposal. The Planning Board requested our comment. Dave attended the Planning Board meeting. We had requested revised plans and had been waiting for plans to be submitted to us.

Dave: It appears there has been a change in the plans, specifically with the drainage area. I think in order for us to make a proper valuation, we need to have that updated information.

Eli Leino: Our first application was submitted last February and there are no jurisdictional wetlands. We are working with the town on an 81W to have a modification of an approved plan. We have a Low Impact Development Program with LID designs and dedicated 15 acres to the town.

Dave: The Low Impact Development Program defines both a primary area of Conservation Commission protected under the Wetlands Protection Act, but they also mentioned secondary conservation areas, defined with native vegetation, vegetated buffers, scenic views and the things which traditionally a conservation commission would have an interest in. There may not be an identifiable resource area that's regulated by law, but I think it certainly would fall in the category of a secondary area, according to the law.

Becca: The Planning Board requested our recommendations via email in September. We requested the drainage calculations, which we didn't receive.

Eli Leino: All that is available on the Planning Board website. The Conservation Commission involvement should have been referred to Town Counsel.

Dave: Regarding the land swap, 12 acres was Bob Burns' donation.

Eli Leino: It was 15 acres and it will be deeded over to the town.

Dave: I want to direct your attention to the application for waivers from your law firm. I'm reading from Number 6 waiver requests regarding the berms. "Section 5B Street and Roadway is in harmony with Hopedale's recent planning initiatives". What does that mean?

Eli Leino: Minimal recharge difference where you're not piping water from one site to a different spot for drainage. Water comes out of the well, water goes back into the ground and by doing that rather than culverts and basins, you're doing more recharging in the soil. According to the L.I.D. program, a 24-foot-wide road with one sidewalk. Mark Allen of Allen Engineering could give you a better answer. He will send the calculations. This project has been bogged down through Con Com oversight.

Becca: We're all on the same page. We're doing this because we were requested to. We requested plans, stormwater calculations. I appreciate what you're saying. That sounds great. We don't have plans to actually look at.

The Committee voted to continue the discussion until the next meeting.

Committee Business

Becca: Our next item is budget review and approval. We have been requested by Jeff Nutting, our interim town administrator, to submit a request for budget. (She screen-shared Excel sheet.) Our existing accounts do not currently have any funds. I put estimated values.

Appointed officials: Stipends for a 5-member board:	\$2000.
Personnel service (administrative assistant and website)	
a few hours at \$18/hour:	\$750.
Conservation Agent to issue enforcement orders	
help with communication and be	
and be present in Town Hall part-time:	\$26,000/year
Property maintenance for conservation land	
±23 acres, taking down hazardous trees	\$10,000

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Property maintenance for conservation land (Cont'd)

Pinecrest drainage system

Working with Roads Commission on
culverts, etc.

\$37,900

(Dave offered to liaise with Roads.)

Becca: Outside of Hopedale, I have not met another Conservation Commission who does not have at least an assistant. Almost all of them have a conservation agent.

The budget request was approved unanimously.

There were no minutes of December, 2022 because the meeting was canceled.

The meeting adjourned at 6:52 pm. Next regular meeting is February 21, 2023 at 6 pm.

Agenda will be posted per standard posting requirements. Agenda will include call-in/Zoom meeting information.