

Hopedale Conservation Commission  
Meeting Minutes  
September 20, 2022

Call to Order: 6 pm by Becca Solomon

Meeting held hybrid in person and virtual via Zoom. A quorum was present at Town Hall.

Attendees:

Becca Solomon, Dave Guglielmi, Marcia Matthews.

Attendees on Zoom:

Doug Hartnett, Highpoint Engineering; William (Bill) Buckley, Owner, Developer, 75 Plain Street.

### **Announcements**

Dave said that due to the volume of work, the Commission needs an administrative assistant. The Commission agreed to request part-time administrative staff, using state funds on a stipend. A motion to start the exploration for a part-time person and initiate discussion to liaise with Finance and Select Board passed unanimously.

### **Request for Modification**

**75 Plain Street.** In a memo to the Commission, Bill Buckley requested we determine whether a modification to the plan is a minor change.

Doug Hartnett said the new plans have been approved by the Planning Board. It consists of sequencing the project into Phase I, construction of a 411,000 square foot building, regrading and stabilizing all previously graded areas; Phase II, construction of the remaining building. They will send another detailed sequencing plan to the Commission.

Dave reiterated that the Order of Conditions specified two growing seasons since installation of the wetland replication.

Doug Hartnett said Phase I would be an 18-month project.

Becca said the OOC is good for two years, then they can request an extension and the Commission can review and extend it. (Later corrected that the OOC was three years).

Dave asked if there is a substantial delay between Phase I and Phase II is there a point in time at which the Commission would request a new Notice of Intent.

Becca replied that we can't have two open Notices of Intent.

She listed our options as:

- Accept the Certificate of Compliance;
- Partially Accept the COC with an Engineer's Letter and give a Partial Certificate of Compliance. "If we say this was built as permitted and only Phase I has been completed"; or
- Invalidate the Order and redo the Notice of Intent.

Doug Hartnett acknowledged that they are required to maintain the replication and stormwater basins. If Phase II lagged, the Commission, upon a request for extension, can look at the project and decide.

Dave said there are a number of variables. He is concerned with the trailer parking spaces, but they don't interfere with the 450-foot temporary replicated area.

Doug Hartnett replied that if there is any temporary disturbance to the replication area, it will be replaced in kind. If there is a long-term delay in Phase II, stabilization will consist of a winter cover crop of loam and rye.

Dave said Phase I only requires a permit from the Building Inspector, once Board of Health requirements for groundwater are met.

The Commission voted unanimously that phasing the project can be considered a minor change.

### **General Business**

Minutes of June, 2022 were approved by two members with one abstention.

Becca said the Commission had a Request for Determination of Applicability (RDA) dating to June that was lost in the mail from Tighe & Bond Engineers on behalf of National Grid property off 140 repaving. Until they come back there is nothing the Commission can do.

The meeting adjourned at 6:53 pm. Next regular meeting is October 18, 2022 at 6 pm.

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