

Hopedale Conservation Commission  
Meeting Minutes  
January 20, 2021

Call to Order: 1:00pm by Becca Solomon  
Meeting held virtually via Zoom.

Attendees on Zoom:

Becca Solomon, Dave Guglielmi, Marcia Matthews.

Phil Schwachman of First American Realty, Andy Irwin of Irwin Engineers, Chris Nadeau, Superintendent of Hopedale Highway Dept., Tim Watson, Manager of Hopedale Water & Sewer.

The minutes of 15 Dec 2020 were unanimously approved.

Items:

21 Lake Street - Certificate of Compliance. The committee conducted a site visit on Dec 3, 2020 along with Phil Schwachman and Barry Murchie. Dave said the OOC originated from previous Conservation Commission. Everything appeared to be in compliance. The COC passed unanimously.

24 Hopedale Street – Order of Conditions. Demolition of Draper Factory. The committee stated special conditions that specified a river exclusionary zone, to limit debris from the Mill River, and to remove any debris that falls into the water.

The following special conditions were agreed upon:

Special Conditions:

1. A River Exclusionary Zone shall be established prohibiting the use of demolition equipment within the boundaries.  
Phil Schwachman stated that heavy demo equipment would be prohibited, but for maintenance people, small light duty vehicles would be allowed.
2. Applicants will hold the responsibility to limit debris materials that are the result of demolition activities from entering the Mill River and Hopedale Pond. Any debris and/or materials that do enter shall be removed in such a manner as to limit any environmental impact.
3. Prior to the demolition activities commencing with the Freedom Street side, adjacent to Hopedale Pond, devices and/or structures must be installed to prevent debris from entering Hopedale Pond. These structures must be of sufficient height, defined as at-least 6-feet tall from the level of the abutment, and be able to prevent substantial debris from

entering Hopedale Pond. Exact placement, installation, and material-make of these structures must be determined jointly by the applicant and the Conservation Commission.

4. Appropriate erosion control measures and/or barriers must be installed around catch basins located on the Freedom Street side, with proximity to the demolition area, to prevent siltation and sediment from entering the storm water system. Chris Nadeau stated that they could attach lag-pole 2x4s to the railing, and nail fencing or netting on the pond side. Dave added that with vertical steel brackets they could put a post there, run a bolt through it and attach plastic fence above it. Phil Schwachman stated that bricks have fallen in the street, but the construction fence is doing its job. Sheets of plywood could be attached. He anticipated a construction fence barricade for a week with a police detail. Demo contractor will clean the street. The commission, highway, and the contractor will follow up. Discussion mentioned erosion control barriers on Freedom Street to protect drainage systems. Dave noted 4 catch basins on Freedom Street by the pond. One catch basin is subject to flooding within the 100' buffer zone. Chris commented that barriers may be pulled if there is a heavy storm.
5. Any stockpiled soil material, maintained or reused within the 100 foot buffer zone for longer than 2 weeks, shall be tested for contaminants, which may be common to the historical activities of the Draper Complex.
6. Stockpiles of crushed material within the buffer zone shall be removed or reused in a period of time to be defined by mutual agreement between the Conservation Commission and the applicant as 6 months, as per the MassDEP Asphalt, Brick, and Concrete Recycling Policy.
7. Prior to demolition of structures subject to this order, applicants will conduct baseline sampling and testing of the Mill River analyzing sediment, ground water, and surface water downstream of the culverted section of the Mill River with analysis for VOCs, coal constituents, heavy metals or any other contaminants the commission reasonably deems necessary, to establish a benchmark shall occur. Additional testing may be required as the Conservation Commission reasonably determines necessary. Final testing of sediment, ground water, and surface water at the same location will occur at the termination of demolition activities. Dave expressed concern with VOCs, vinyl chloride, etc., and heavy metals. Becca replied that foundry dirt is spread throughout the property. Dave said that was a byproduct of the foundry, heavy metals. Phil said they are not doing any demo in the area of the foundry and reiterated "as the Con Com reasonably deems necessary". Dave said Drapers used the foundry material extensively. It might be inadvertently scraped up into a pile and make its way into the river. Heavy metals such as cadmium, lead, zinc, and antimony. The testing will determine if the demo contributed to toxins getting into the river. Phil said because of the VOC issue, vinyl chloride, that baseline info would be accurate. Andy added that it would not be too difficult to test for those. Dave asked from the Brownfield Report on the VOCs, does that include semi-VOCs like benzopyrene? (semi-volatile organic compounds). Andy replied that historical use of coal

in the operation and coal ash would cause that. Within S-VOCs there are multiple sub-panels. He suggested they test at the well downstream. Phil added that this is a good, accessible location.

8. Applicant shall be responsible for the installation and maintenance of any erosion control devices deemed necessary.
9. To prevent siltation, dust, debris, or similar materials from entering the river, sediment and erosion control devices shall be installed and maintained around stock piled materials prior to transport to destination facilities.
10. The Conservation Commission shall be notified whenever any sediment and/or erosion control measures are installed, in order to ensure verification for the issuance of a Certificate of Compliance.
11. Maintenance within the resource area of Hopedale Pond (21 Lake Street) which involves debris removal shall require the installation and maintenance of erosion control measures as reasonably deemed necessary to limit or prevent sedimentation and siltation from entering Hopedale Pond.
12. Tree removal shall occur, when deemed necessary and only after the consultation and approval of a certified arborist. Pruning of trees for vista views or removal of dead limbs overhanging the pond will not require such approval. Consideration for subsequent stump removal activities shall occur with consultation with the Conservation Commission.
13. Any use of herbicides or chemicals used in the removal or management of invasive species within the buffer zone must receive approval of the Conservation Commission prior to application.
14. Any *cut vegetation materials* shall be removed in a timely manner as specified in the NOI and not stockpiled within the first 25 feet of the buffer zone. Andy suggested it be "not within the first 25' of the bank or bordering vegetated wetlands (BVW)".
15. Any vegetation removal from Bank or BVW should be mitigated with native species to preserve bank integrity on any steep slopes and to ultimately replace the existing tree line and canopy cover. No change in grade or topographical alteration shall occur. Andy said trees would be the same future girth.
16. All refueling and non-emergency equipment repair activities shall occur outside the buffer zone and on impervious surfaces.
17. Routine maintenance of the Hopedale Pond Dam shall be recognized by the Hopedale Conservation Commission to be a necessary activity to promote efficient operation.

Activities described within the Emergency Action Plan shall be recognized by The Commission upon approval.

18. For any communications by the applicant where the dam operations and control will impact the water level of the Hopedale Pond, the Conservation Commission will be included in the notification and discussions that occur. Dave commented that the NOI addresses the Town of Hopedale earthen part of the dam.
19. Per 314 CMR 9.00, Water Quality Certification may be required should the cumulative dredging activities on the parcels in this NOI meet 100 cubic yards or any other listed thresholds. DEP certification.
20. This Order of Conditions will be recorded with the Worcester Registry of Deeds.
21. A Certificate of Compliance must be approved and filed prior to filing any additional Notice of Intents on the properties subject to the NOI filed on 12/04/2020. Dave noted that 173 Freedom Street was deleted from the NOI. The property between Moore Road and Whitney Street is wetlands and no work or routine maintenance is required. Andy commented that they would file a separate notice if any work were contemplated.

The motion for an OOC passed unanimously.

### **Committee Business**

Dave gave an update on the Pinecrest Mosquito Control project. Work is completed at Moore Road and Tillotson. Water is flowing as wetlands were designed to do. They will continue up through the property toward Whitney.

10 Rosenfeld Drive – Peter Dennis and Engineering Design Consultants, Inc. inquired about and OOC of June, 2020 that had never been filed. The Registry of Deeds had not accepted an electronic signature that was typed. The OOC needed to be signed in ink and notarized.

Becca mentioned that a dead tree on Hammond Road appeared to be on conservation land. She suggested sending letters to the abutters and to mark the boundaries with biodegradable flagging. Metal scraps and slash material had been deposited on the land, and clearing had been done with chain saws.

Becca Solomon adjourned the meeting at 2:27 p.m. The next meeting is scheduled for Feb. 16, 2021 at 6 p.m. The members will hold an interim meeting to complete paperwork.

Agenda will be posted two business days prior. Agenda will include call-in/zoom meeting information.