

Hopedale Conservation Commission
Meeting Minutes
February 16, 2021

Call to Order: 6.02pm by Becca Solomon
Meeting held virtually via Zoom.

Attendees on Zoom:

Becca Solomon, Dave Guglielmi, Marcia Matthews.

John Federico, Guerriere & Halnon; Diana Schindler, Carole Mullen, Michelle Fayad, Ronald Barsanti, Thomas Haynes, Mary Arcudi.

Note: Meeting minutes for 20 Jan 2021 reviewed and approved by all members. Minutes of joint meeting 4 Feb 2021 with Water & Sewer tabled for further review.

Items:

Discussion of 4 Forest Path. Prior owner Michelle Fayad requested a Certificate of Compliance for a shed built around 2006. The 2002 Order of Conditions had specified that any future structure needed to have approval first, as the property is in a buffer zone. The commission stated that without an as-built plan, the application is incomplete. Dave moved to continue the matter. The commission unanimously agreed.

Notice of Intent

47 Mellen Street DEP# 1870254. John Federico presented for the applicant, Mark Wasserman, for the construction of a single-family home with an in-law suite. The septic system would be within the buffer zone with grading away from the house. The water line would tie in to town water, which must be approved by the Board of Health and BOH agent Bill Fisher. Abutter notifications were sent out and green receipts will be provided to the commission. Dave moved to continue the hearing to a later date for BOH approvals and a site visit, then an Order of Conditions will be determined.

Cook and Pierce Streets, Lot 2A and Lot 3A. John Federico presented for the applicant, Lobisser & Ferreira Construction Co. for the construction of two duplex residential dwellings with a common driveway within the 100-foot buffer zone of a bordering vegetated wetland (BVW). The property includes an intermittent spring, and an isolated non-jurisdictional wetland which they propose to fill. The water and sewer would tie in off Cook Street. The DEP did not believe the Army Corps of Engineers needed to get involved.

Dave said that was one continuous wetland. John Federico stated that Lot 2A does fall in a partial food plain rated for a 500-year flood. Dave asked about stormwater management and asked about drains. John Federico illustrated how the flow would run with the topography which is relatively flat. He pointed out where catch-basins would be located at the driveway

entrance and the opposite corner of the street. Dave questioned the exemption for a single-family house or two duplexes and said it needs clarification. Becca said it would be a small residential development with four units in a multi-family housing project, but the author of the report needs to confirm.

Dave said that when you fill in the wetland and add structures and a driveway, that's a lot of surface. John Federico replied that because the riverfront buffer, they decided on a common driveway, and that the Planning Board approved it. He still needs Board of Health approval for water and sewer tie-ins.

Becca pointed out that American bittersweet on the property is a threatened species, and they need to reach out to Natural Heritage that it's OK to build this development. John Federico replied that he would follow up with Goddard Consulting LLC who performed the field observation to determine where that vine is located.

Becca asked if water bars were considered, structures to direct water. John Federico replied that they would look into it. Becca said a site visit would give us an understanding of how the water is currently flowing.

The commission voted unanimously to continue the hearing to our meeting on March 16 for both NOIs.

Site Visit Updates

Dave and Becca presented their observations of damage done to the Pinecrest Conservation land by clear-cutting of shrubs and trees for a dirt bike trail, which cause a spread of the invasive species burning bush. Debris had been left in the woods. Dave remarked that the property wasn't posted, and we have to post it. Becca suggested a standard notice for wetlands and signage would be posted. Dave said he had spoken to Highway Superintendent Chris Nadeau to use his vendor for signs, and the highway department would install them. He suggested we start with 5 signs for the 10-acre parcel near Hammond Drive from Route 16 to Elmwood Avenue.

Diana said that she had a list of items for management of our conservation areas. She would like us to get quotes for signs to plug into the annual budget and capital plan. She asked that the signs be uniform in appearance. She reminded the commission that the warrant for the annual town meeting closes April 30.

The commission briefly talked about wording to include "Town of Hopedale/Conservation Property/Protected Area". Becca shared a map of open space from Mass. GIS that included Con Com owned land totaling about 90 acres.

Discussion

The Commission will draft up a letter to the Board of Selectmen outlining our concerns about the Grafton Upton Railroad proposed development on forest land at 364 West Street. A motion was approved to table this discussion until the next meeting.

Dave suggested that the town needs a bylaw regarding isolated wetlands. Becca will review wetlands law. Dave said we should contact Kimberly Roth about a bylaw.

Becca agreed and said we should review the information from Diana about managing our Conservation land.

The meeting adjourned at 735pm. The Commission's next meeting will be March 16, 2021.

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