

Hopedale Conservation Commission  
Meeting Minutes  
April 19, 2022

Call to Order: 6 pm by Becca Solomon  
Meeting held virtually via Zoom.

**Attendees on Zoom:**

Becca Solomon, Dave Guglielmi, Marcia Matthews.

Margaret Bacon, Engineer, Civil Site Engineering, representing Francis Cheschi, 29 Mellen Street; Kevin Mellen; William (Bill) Buckley, Owner, Developer, 75 Plain Street; Hilde Karpawich, Engineer, Highpoint Engineering; Dylan Cyr, 10 Oak View Lane; Kevin Mellen, 208 South Main.

**Public Hearings**

29 Mellen Street proposed garage. Margaret Bacon asked for a negative Determination of Applicability. The property is in a buffer zone. She included erosion control.

Dave asked the size of the garage and what percentage would be in the buffer zone.

Margaret Bacon replied the dimensions are 40 by 35 feet, and 90% is between the 50-foot and 100-foot buffer zone.

Dave asked if they have done any calculations regarding drainage.

Becca added the proposed garage in on a downslope so would flow down to the wetland. "If we issue a negative determination we can issue conditions."

Dave recommended seeding to stabilize post-construction. Becca specified hydroseeding.

Becca opened and closed the public hearing.

The Commission voted unanimously for a Negative Determination 3 with a mitigation strategy and sufficient seeding to stabilize the slope.

**Notice of Intent**

75 Plain Street, former Rosenfeld property. Applicant needs Order of Conditions for redevelopment of Rosenfeld Concrete site into a warehouse facility.

William Buckley said the Commission should have received an email from Doug Hartnett of Highpoint Engineering with attached site plans and original Notice of Intent. They attended the Zoning Board of Appeals of March 16 for a special permit and it was continued to April 20. Planning Board meetings attended were March 23 and April 6, when final public comments

were offered; and the final meeting will be April 25, during which they will request to close the hearing.

Becca said the Commission does not issue an Order of Conditions until the other boards have signed off.

William Buckley requested the Commission close the hearing. They do not anticipate any development lines, building, or parking areas to be modified.

Dave commented that it has been a year since the site visit, and shows the depth of investigation and deliberation that has gone into this project. He noted two sites for potential trailer parking expansion. Those two areas were not part of the original NOI.

Hilde Karpawich said they were on the original plans of September 1, 2021. William Buckley said they were contemplated.

Dave replied that he went over the stormwater report again and understood those were not.

Hilde Karpawich said they were fully accounted for, gravel or paved in future at discretion of tenant.

William Buckley elaborated that the plan specified potential for parking spaces if needed; should a tenant have an additional need for parking expansion, it would be already permitted.

Becca replied that it was proposed as lawn area, but after the order expires they would need a new permit. Dave agreed that should be noted in the Order of Conditions. Becca said it can be lawn, gravel, or paved.

Dave said one of the residents brought up the subject of vernal pools. "They will be part of our OOC." The applicants agreed.

William Buckley said the traffic review is complete, and MDM Transportation completed a traffic mitigation plan for the sound, for traffic, and for the community. The sound study has been reviewed and revised. Becca commented those are not jurisdictional for the Commission.

Becca said the Commission cannot close the public hearing until the OOC has been issued.

William Buckley asked if the Commission has standard conditions.

Becca offered to provide a list to include an as-built plan and engineer's letter.

William Buckley replied, "That sounds great. I would be happy to look at your standard conditions and add some from our notes."

The Commission voted unanimously to continue the public hearing until May 6 at 3 p.m.

### **General Business**

10 Oakview Lane, homeowner Dylan Cyr, restoration.

Work was going on, an area of the yard filled in, trees cut, and vegetation cut in the buffer zone. Dylan Cyr said work has stopped and almost all wood has been removed from wetlands.

Dave said the Commission was concerned about the fill. "We delineated a 100-foot buffer zone."

Dylan Cyr said they have not removed any fill.

Becca asked if he had contacted the provider.

Dylan Cyr said the first portion was from Northeast Yard Services, and the second was via James Robert Trucking, clean fill from a farm in Mendon.

Becca said brick pavers and bricks can be in clean fill. "We can require a restoration. The homeowner will need a Notice of Intent if they intend to continue the work."

Dave said the Commission will work with the homeowner, who has been cooperative.

Dylan Cyr said the work was done, except for bushes, grass seed, trees, or a fence.

Becca asked if the fence would be chain link, wood, or vinyl.

Dylan Cyr replied wood or vinyl.

Dave asked how the steep slope would be stabilized.

Becca recommended turf grasses or some other vegetation. She requested they have a wetland scientist or environmental engineer prepare a plan at scale for the Commission to review. The EPA has oversight under the Wetlands Protection Act and they require a plan.

Dylan Cyr said their intention was to raise up the area so his children had a place to play.

Dave asked of the two options, an enforcement order or a Notice of Intent, which would be less expensive and more timely? Becca replied that an enforcement order could list recommended plantings. To lift it would require a vote of the full Commission. Plantings are done that are native to control erosion. "We could request a wetland seed mix. DEP will get a copy of the enforcement order."

Dylan Cyr said those options sound reasonable to him.

Becca added that he can obtain a Request for Determination to add hedges later.

The Commission voted unanimously to issue an enforcement order with conditions as stated.

### **Certificate of Compliance**

208 South Main Street, Kevin Mellen, applicant.

After a sewer connection the homeowner has replaced a tree, grass is growing, and mulch socks applied.

Dave said everything looks fine and the Commission voted to issue a COC. The applicant requested it be left with the Town Clerk.

Becca said meeting minutes will be on the next agenda for the regular meeting May 17.

Dave said he was requested to attend a meeting regarding MS4. The Conservation Commission will be involved. DEP is updating the Wetlands Protection Act and Stormwater Regulations to bring them in line with the MS4 program.

The meeting adjourned at 7:33 pm. Next regular meeting is May 17, 2022 at 6 pm.

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