

Hopedale Conservation Commission  
Meeting Minutes  
May 17, 2022

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

Attendees on Zoom:

Becca Solomon, Dave Guglielmi, Marcia Matthews.

William (Bill) Buckley, Owner, Developer, 75 Plain Street; Doug Hartnett, Principal, Highpoint Engineering; Hilde Karpawich, Engineer, Highpoint Engineering; Andrea Kendall, LLC, Langdon Environmental.

**Public Hearing – Notice of Intent**

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

Doug Hartnett reported that the Planning Board on May 11 approved the site plan and Operation and Maintenance Manuals, and recommended approval of a special permit from the ZBA at their May 18 hearing. Water & Sewer gave a favorable opinion with mitigation commitments. Gray's Engineering have a favorable opinion on compliance with groundwater protection bylaws.

Becca presented the draft of special conditions (see att.). She stipulated in the case of construction of proposed future parking areas, which Doug Hartnett referred to as future trailer storage areas, the Commission must be notified.

Becca reiterated the replication area must have 75% survival of vegetation for two growing seasons.

Doug Hartnett said Conditions 16 and 22 should be tied to the Operation and Maintenance Plan. William Buckley said the Planning Board conditions stipulate long-term stormwater management.

Dave requested to add recognition of the 2002 Board of Health Groundwater Protection Regulations administrative conditions. He referenced a February 11, 2020 letter from Tim Watson to Town Boards that he agreed with the peer review from Gray's Engineering, "This new infiltration with proper treatment can be beneficial." He said the site represents a parcel of land compromised by sand and gravel mining since 1932 in need of environmental remediation. Becca will add this to Findings, Existing Conditions. She will add a list of all documents.

Becca said, "We will not close the hearing until we hear from Zoning and Planning." The Zoning Board of Appeals will vote May 18. The Conservation Commission will hold a special meeting on May 20 at 3 pm. The hearing was continued to May 20.

### **General Business**

The minutes of February 25, March 15, and March 18, 2022 were approved unanimously.

### **Member Prerogative**

Dave said the Mill River Watershed Association and the Blackstone River Watershed Association will tour the Draper site on May 18 regarding reclamation and daylighting of the Mill River in a joint effort between the town, organizations, and the owner. While the group is there they will look at the entire river to Fitzgerald Drive. Becca called for invasive species management for Japanese knotweed and fragmites.

Funds have been granted from a Federal program for a survey of Pinecrest conservation area. Bids went out and were due May 13. The funds must be used by the end of June. Dave offered to speak with Diana Schindler to see what bids were received. Once the survey is complete, money should be left over for signs for property boundary markers and to get a land stewardship group together to maintain vegetation.

The meeting adjourned at 635 pm. Next regular meeting is June 21, 2022 at 6 pm.

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