

Hopedale Conservation Commission  
Meeting Minutes  
May 18, 2021

Call to Order: 6:02 pm by Becca Solomon  
Meeting held virtually via Zoom.

**Attendees on Zoom:**

Becca Solomon, Dave Guglielmi, Marcia Matthews.  
Jeffrey Correia; Linda Matondi; Debora Anderson, Wetlands Scientist; Will Siskowitz, MACA Industries; Ron Tiberi, P.E.; Bruce Haskell, Langdon Environmental.

Minutes of 20 Apr 2021 reviewed and approved with two corrections.

**Site Visit Follow-up**

6 Patrick Road, clear-cut within conservation land. The owner, Jeffrey Correia, explained that he had hired a tree contractor. He had marked the trees to be cut with orange paint. While he was at work, 14 trees were cut. Dave requested a plan by an arborist, detailing species and a planting plan. He suggested birch, red maples, and later on oak and pine. Jeffrey Correia had spoken to Walter Swift, landscaper and former tree warden. Dave asked that Walter come to the next meeting with details. Conservation committee will contact Walter.

**Miscellaneous**

Linda Matondi, 30-year resident of Pinecrest expressed concern about tree cutting in open space. Dave asked her for a list of properties.

**Notice of Intent**

2 Condon Way industrial park off Plain Street, represented by engineer Ron Tiberi and applicant Will Siskowitz. This is a vegetated wetland bordering a sand and gravel pit where they intend to build a 15,800 square foot industrial building. They plan to build a retaining wall, relocate wetlands and add a new replicated wetland. They have DEP# 187-255. Following DEP comments, the applicant revised their plan for drainage. Stormwater will be directed to subsurface filtration basins.

Debbie Anderson, Wetlands Scientist, stated that no habitat or vernal pools exist on the property. The Mill River is 200 feet away. They propose to replicate 4007 square feet of wetland, and address invasive plants including oriental bittersweet and multiflora rose. She plans to use a New England wetland seed mix. The soil is sand.

Dave said the property is not part of Plain Street industrial park and needs separate zoning. Becca asked how the wetland is being displaced. Debbie Anderson replied the new area is adjacent to a BVW.

Ron Tiberi said the building will connect to town water but have a private septic system.

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They will have an erosion control plan. Dave asked how many parking spaces. Ron Tiberi replied 31 spaces for approximately 28 employees. A shipping area will be in the back. Will Siskowitz said they don't plan to park any trucks on the property.

A zoning vote to change the bylaw was to be held at Town Meeting May 22.

Conservation will conduct a site visit. Dave moved to continue the hearing to the next meeting June 15.

**Amendment to Order of Conditions**

228 South Main Street landfill represented by Bruce Haskell, Langdon Environmental. Bruce Haskell asked for an amendment to the OOC for a cap using Closure Turf synthetic grass instead of a vegetated cover. They raised the height of walls on the south and west sides. They will install a third stormwater basin on the Charles River side to increase storage of stormwater. The work in resource areas was approved. Waste was pulled back the wetland 25-30 feet. In accordance with DEP solid waste management laws, they have tested the surface water, and submitted an amendment package to the DEP. A solar array will adhere to the Closure Turf on the southern and eastern face. The Power Cap solar project would connect with our local utility.

Dave asked that with a time frame of two years to complete post-capping, would they apply to the Conservation Commission? Bruce Haskell agreed to apply for anything within 100 feet of the resource area. The Commission moved to accept the amendment to the OOC and it passed unanimously.

**Meeting Summary**

On the Charles River Watershed association, Dave said they have a YouTube channel and he recommended the Commission view their meetings, especially the one with our Representative Jake Auchincloss. Dave was impressed with the wide variety of professionals involved. He said the 100-year storm parameters are rapidly becoming antiquated. When land changes from pervious to impervious development, a 5% change can cause significant flooding. Hopedale has 17% impervious surface. The last precipitation event on the Charles River was in March, 2010. On the Mill River it was the flood of 1955.

On Monday May 24 at the Select meeting, residents will hold a listening session to express their takeaways from the Municipal Vulnerability Preparedness (MVP) project.

The Commission will propose a Wetland bylaw and a Tree Canopy bylaw to prepare for next year's Town Meeting. Becca has draft laws to modify.

The meeting adjourned at 7:18 p.m. the Commission's next meeting will be June 15, 2021 at 6 p.m.

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

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