

Hopedale Conservation Commission
Meeting Minutes
September 28, 2021

Call to Order: 6:00 pm by Becca Solomon
Meeting held virtually via Zoom.

Attendees on Zoom:

Becca Solomon, Dave Guglielmi.

Lisa Alberto, Esq.; Nelson Clement; Hilde Karpawich, Project Manager; Mary Arcudi, Lou Arcudi; R. Lima; William "Bill" Buckley; Carole Mullen; Doug Hartnett, Highpoint Engineering; Andrea Kendall, LLC, Langdon Environmental; Rob Fahey; Brian Stone; Lewis Family.

Meeting Minutes Approval. Minutes of June 9 and 13 approved. Minutes of July 20 and August 17 pending.

Miscellaneous

9 Haven Way, Certificate of Compliance. Site visit done. No changes within buffer zone, substantial compliance with Order of Conditions. As-built plan received. Commission voted to issue a Certificate of Compliance. Applicant requested timing of delivery. Lisa Alberto representing the Clements requested to pick it up.

2 Condon Way, Notice of Intent. Waiting on Zoning and Planning approval. Need Order of Conditions. Hearing Continued.

Notice of Intent

75 Plain Street. NOI received, waiting on storm water report and Zoning approval. Needs Order of Conditions. Redevelopment of Rosenfeld Concrete site into a warehouse facility. Awaiting DEP file number. Per Bruce Hartnett, abutter notices and advertisements were done. They have a special permit from ZBA. Hearing continued after site plan review with Planning Board. Stormwater report will be dropped off at Town Hall. Locus plan. Borders Mill River, Hopedale Country Club and water supply. Zone 2 wellhead protection area. Zone 1 wellhead protection zone doesn't extend to the property due to 400' maintained. Their plan incorporates stormwater requirements. Bruce Hartnett presented site aerial images from 1938 and 1961 showing manmade ponds used for pulling water to mix concrete. A 1967 aerial image shows mining and use of ponds as water supply to wash sand. All wetland elements date back to then. Today, the property is distressed with stockpiles of junk on barren land.

The proposed warehouse is 616,875 square feet plus parking and hardscape. The drainage plan includes roadside swale and infiltration chambers, landscaping and screening. The drainage plan is compliant with Board of Health regulations. The sewer main has been reviewed with Tim Watson. A groundcover restoration plan includes turf grass mix, trees, wildflowers, basins, and erosion control mix. The land is degraded and covered with old equipment. They would remove two pump houses and disconnect

Hopedale Conservation Commission
Meeting Minutes September 28, 2021/2

industrial operations. They would avoid contamination. They found a significant amount of material such as metal, tanks, and pre-cast concrete. Bruce Hartnett said, "We're offering to remove all debris in the BVW buffer zone and resource areas." He said the fueling facility and underground storage tanks will be removed. The wetland replication area they are proposing will clean and improve site conditions and protect habitat. They will replicate 5,200 square feet of wetland.

Dave Guglielmi asked if they expect contamination to be found.

Doug Hartnett replied that was the reason that was included with an activity use limitation.

Dave said, "My concern is contamination and remediation."

Doug Hartnett said they will go through due diligence.

Dave asked about the non-jurisdictional pond.

Doug Hartnett said they were filling part of it but retaining it.

Dave asked, "The pond that leads to the pump station and tanks, have you done any on-site testing?"

Doug Hartnett replied that GFI and Rosenfeld tested it. "We can investigate and report back."

Dave said, "Going through your plans, one thing that struck me is storage area. You plan on storing trailers and the cab would be parked."

Doug Hartnett replied, "Trucks will be staged at loading docks. Containers might sit for 14 days."

Dave asked if any of the trucks would have a placard with a triangular sign "Hazardous Material".

Doug Hartnett said any operator would need to comply with Federal statutes.

Dave said he is concerned that the northwest area is close to Hopedale's water supply.

Doug Hartnett referenced the zoning by-law for hazardous material storage.

Dave asked about potential expansion for trailer parking. "Do you plan a fuel depot?"

Doug Hartnett said, "Not at this time."

Becca asked if the restoration of the wildflower area included any specific plants.

Doug Hartnett said, "Yes, deciduous and coniferous trees and shrubs."

Becca asked for a list of the plants. "Outside the buffer zone, we would recommend milkweed and little blue stem grass."

Doug Hartnett agreed. "We're happy to do that."

Becca said wetland restoration requires a planting plan.

Doug Hartnett said they have a wetland replication plan.

Becca asked if the sewer line hasn't been fully approved yet.

Hopedale Conservation Commission
Meeting Minutes September 28, 2021/3

Doug Hartnett replied, "Water and Sewer asked us to moved the location. The sewer manhole extends down in front of the golf club."

Becca said, "We need that approval before we can write an Order of Conditions."

Doug Hartnett said they expect to go through review in 4-6 weeks and will submit final plans signed off on.

Becca opened up the meeting to public comment.

Bob Fahey asked if the 525' x 1175' x 52' with a center peak and 40-42' interior clear height building would be visible from Plain Street.

Doug Hartnett said, "It may be. The berm and plantings provide an effective screen. The site drops from Plain Street to the back."

Bob Fahey said, "Over the Mill River."

Doug Hartnett replied, "The flood plain of the river is 220'. The building is at 244' grade level."

Bob Fahey asked whether increased rainfall was factored in.

Doug Hartnett said, "I don't think Hopedale has resiliency requirements. [Note: Hopedale is an MVP community. Municipal Vulnerability Protected.] Flood protection is 4-5'."

Brian Stone of Ben's Way stated that any activity at Rosenfeld acts like an amphitheater.

Doug Hartnett said, "We've been proactive and commissioned a study. We plan acoustic screening and earthen berms."

Brian Stone asked, "Has air quality been taken into consideration?"

Doug Hartnett replied that may be more appropriate for the Planning Board.

Dave suggested another site visit as their plans become more solid.

Doug Hartnett agreed, "After the three boards."

Becca said, "Agree. We can't close the hearing until Zoning and Planning sign off."

Dave moved to continue the hearing. "I would like to get results of Zoning and Planning before we meet."

Bill Buckley asked, "Could it be October?"

Becca said Planning needs to review the Stormwater report.

Bill Buckley said they would like to update at the October meeting. Becca and Dave agreed. The hearing was continued to October 19.

The meeting adjourned at 7:30 p.m. The Commission's next meeting will be October 19, 2021 at 6 p.m.

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