

## **Meeting Minutes**

To: Members of Upton Conservation Commission

Cc: Upton Town Clerk

From: Tom Dodd

Re: Minutes of meeting Wednesday November 8, 2006 (Audio Recorded)

### **Members Attending:**

Tom Dodd, Mike Penko, Chris Scott, Sandy Lajoie, Scott Heim

(John Savello, Debbie Sexton)

### **Meeting Timeline:**

#### **7:30 General**

- Continue Glen Echo Deed rest. to Nov. 29.
- Motion to accept meeting minutes of 10/25/06 – All in favor
- Wetland markers – no new activity
- Broderick Proj. – Scott drafter letter
- Last Wed. lowered Beaver dec. @USF – to lowest possible point
- Peppercorn Beaver dam – erosion problem. National Grid involved – problem may be in Milford
- DCR Heritage Landscape Inv. Letter- sent to R. Holmes
- Stefan's Mowing – nothing new
- Land Use Reg. – hasn't heard from fire dept.
- 234 North St. – ½ acre for driveway path for horses. CS spoke to Doug Cook. MP culverts were added. >1 acre of disturbance of soil if chance of discharge in a resource area. EPA storm water mgmt.
- CS storm water conference attended in Pittsfield. Con Com has more teeth in regulating storm water mgmt.
- Con Com e-mail – [concom@upton.us](mailto:concom@upton.us). Jim Bates needs e-mail addresses.

#### **7:45 ANRAD 59 Pearl St.**

- JS went and looked at it – looks fine. UCC will close

#### **7:47 Con Com office in Code Enforcement Office**

- Desk and file cabinet
- Judy McGee still willing to volunteer
- 18 Elms St. (Cave prop) has an open OOC – 311-024. Need COC – Sand and Gravel permit, culvert, House and Septic (?). Town trying to close.

#### **7:55 RFD 3 Kensington Way, Tillman present** (Mike Penko recused since abutter)

- Read notice, Patio and addition 33' x 16', full foundation, flat area, grass to stone wall, 1<sup>st</sup> floor and half 2<sup>nd</sup> floor, wetlands are staked.
- JS will review site. Continue hearing to 11/29/06 @ 7:45

#### **8:05 NOI 3 Merriam Way (cont), Drexel present**

- CS – Take exception to attorney's ltr saying we haven't been acting on this. App. says and will have atty send a correction letter.
- SL – always been a drainage lot – app – never was recorded.
- App. provided storm water mgmt plan and drainage calcs (6 Ac)
- Went back to orig. subdivision
- Area formerly gravel pit – less run off now than when was gravel pit

- MP – m&r 06 – new guidance for rare species habitat analysis – NHESP still require a NHESP ltr. 2/16/06 – MESA is o.k. conser. easement to be written in deed.
- Additional lot – T Dodd recused.
- App will provide strmwtr checklist. Cont to 11/29/06 @ 8:45
- 8:20 Glen Echo Soccer Field discussion Present: J. Engudul & B. Burke(abutter)**
  - MP presented 2 plans that were done. Issues w/ 4-toed salamander, 55 parking specs, review under bylaw & WPA, Feb. deadline for approval plan.
  - John suggested doing a pule app – Time of the essence. Plan work still need to go to NHESP
  - MP will draft a letter to BOS
- 8:45 RFD 74 High St. Present: Steven**
  - Driveway and landscaping was on agenda for 10/11/06. Read notice, 100' of wetland.
  - Heaving and deteriorated driveway – big puddle @ street
  - Beautify entry way – not changing grade, mulch, plantings, lights
  - Driveway approx. 200' total – wetland in middle
  - Grade and pave, JS will look at this one, UCC will close
- 9:05 Sylvan Springs Present: D. Weng, F. Laphan**
  - Revised drng rpt. – provided supplemental drng. Rpt., worksheet w/ 30', no disturb, got waivers from Upton Planning Board
  - SH – reasked question about TSS removal
  - MP – question on lawn area – approx 14,000 sq. ft., approx 100x 140, DW feels its reasonable assumption.
  - Sylvan Springs Realty – likes to keep treed lots
  - Contd. To 11/29/06 @ 8:15
- 9:25 26 Grove St. – digging swimming pool – pumped**
  - Filled muddy water hole into pond on Piccadilly.
  - JS said they should install erosion controls.
  - JS will look at tomorrow
- 9:30 Milford St. Plaza development** – may be perennial strm  
**18 Elm St** – straight forward culvert, no replication and gravel removal
- 9:40 Meeting Adjourned**

## Meeting Minutes

To: Members of Upton Conservation Commission  
Cc: Upton Town Clerk  
From: Tom Dodd and Debbie Sexton  
Re: Minutes of meeting Wednesday December 13, 2006 (Audio Recorded)

### Members Attending:

Tom Dodd, Mike Penko, Chris Scott, Sandy Lajoie, Scott Heim, Margaret Carol  
(John Savello, Debbie Sexton)

### Meeting Timeline:

#### 7:40 General

- Budget meeting Jan. 24 – Think about level funding
- Proposed fee sched. For Merriam Way – approx \$2,000 by Cullinane – Question about 53G
- Balance approx. \$12,000
- Bylaw meeting 12/19/06
- No new info on WL markers
- No info from Natl Grid
- Stefans prop moving 90% done
- Land use regs - #11 issues (fire dept) only FD can give permission. Portable stove requires permit. Motion to accept land use regs with revision – (ALL in favor)
- 83 Main St.
- 234 North St. – CS called D. Cook. If >acre and potential to discharge to resource area. Putting in a Barn and addition of house. JS reviewed site (8 acres) – all prop cleared left patches of random trees. Cleared & stumped – trees still left there. No resource area – nothing mapped, small spring (flowering) but no wl's. Didn't sign off on bldg. permits. Just looked at vegetation, no soils. Don't know if driveway & parking area will be paved. JS just check soil. If not a resource are, won't need an RFD and no EPA filing.
- No response from DPW on sand pile at South St. Dam and paved runways at 59 South St.

#### 8:05 6 Shore Dr. present – Fred Hazzard, Jeff Darin/G&H

- Hay bale line staked – JS looks fine
- Added dock w/ approx location on plan
- Located >1/5" trees on plan
- Staked prop line, extended hay bale and limit of clearing
- Located WL flags
- Removing tree with dog run line
- Added vista pruning
- Well drilling pit shown
- Added construction sequence
- Will close hearing

#### 8:15 NOI Richard Property – Tata & Howard, Jane Richard, Robert Richard, Henry Poirier – Present: Stephanie Taraves, Greg Devine, Carl Osten 41 Moon

- Upton Pump Test – Read Public notice
- Presentation same as last meeting
- Did not find climbing fern in the area (botanist looked today)
- Spoke with ACOE – obtaining a consent agreement – in favor or usage of this type
- JS – flag #'s were incorrect on plan. Didn't find any of the climbing fern. Had a question about delineation in the B-series 100' & 200' lives not shown on plan
- GD-AA series may possibly be a Vernal Pool. Access road is approx 250' from VP. Sedimentation not shown in details. Double layer of hay bales 4" PVC piping.
  - move away from WL's
  - could put a ps ometer in the VP

Want to have test before Feb. Impacts are temporary. Issue would be that the wl line would be approved for next 3 years. GD will submit another NOI for the construction phase. Some interpolation of the river banks.

VCC request plans with the wl flags laeled correctly

Clerical addrs was incorrect – appropriate abutter contacted. No site visit. Still waiting for NHESP ltr. MESA is expediting the process. ST – requests UCC draft OOC. Continue on 12/27/06 @ 8:45.

**8:50 North St. Concept present: Joanne Teachout/Cornerstone Eng and Ken Dallamora (owner)**

- Sketch #2 approx 200 acres <1/2 lots
- Did 49 test holes 2-14 mins/n
- Been before planning board
- Looking to do an open space bylaw
- 64 units – onsite septic and community well
- lots are smaller
- frontage smaller
- Lots of VP's landlocked town parcel
- Possible soccer field on septic – question about parking
- Would have a landscape archit
- Planning board wld prefer modify open spc bylaw
- No WL crossings
- Going before BOH tomorrow
- MP – question of viability of lots w/ conventional due to wl set backs
- Open space bylaw – chgs lot size, frontage, town well and complete conventional approval, approval process 100 acres of open space
- Dan Wells doing WL and VP

**9:10 Sylvan Springs present: D. Wang, F. Lapham**

- Response ltr from Cullinane Eng – apr provided additional info to CE
- Rec'd OOC from Mendon CC
- Rec'd latest plans last meeting
- JS suggest UCC have requirement of detention basin and swale 1<sup>st</sup>.
- FL – have phasing plan, max open area approx 9 acres
- Mendon growth bylaw 7 open bldg. permits/yr.
- Total impervious acres = 9.7
- Temp erosion ctrl measures (extra hay bales on –site)
- Don't grub all at once
- Provide monitor on bi weekly or after rain ext
- WL bounds along swales
- 2 wks will file NPDES request to close hearing

**9:35 Lots 1, 2, 3 Pearl St. present – Tamani and P. Lavoie/G&H**

- Lot 1 house moved 50' from replic area: Added bounds around WL (30'); Added strmwtr mgmnt
- Lot 2 – Added swale and check dams
- E-mail draft of OOC to app
- Request to close

**9:40 Mark Mastroiani Deed Restriction**

- Lot owners would reimburse town and town would be liable for y damage they incurred to lot
- Motion to accept deed if restrictions as provided by Mark – All in favor

**10:05 RFD 41 Milford St. present – Peter and Mark**

- Provided strm stat and water shed delineation 0.19 sgmc
- Area of dedges 15 x 25' – provided ltr to UCC from David Burke
- Soils highly altered and not hydric
- Make condition to clean out live back to CD
- Discharge of DCB 6 into strm appr would be willing to put a tank for this
- Storm wtr 5 – commerce lot w/ high turnover use. Maybe 500-1000 car trips/day triggers
- Snow removal
- Condition to provide a revised plan

- Condition to add a strmwrt tank to DCB6
- Condition to add clean line to brook
- Request to close

**10:30 Discussions**

- Whether 41 Milford St. has small WL on-site – Not hydric soils, but obligate wet sedge
- Motion to accept meeting mins of 11/28/06. All in favor
- Septic problems w/ island on North Pond (Spindle Island is in Hopkinton) across 41 Crockett Rd.
- “Pending Concerns” as part of meeting mins.
- Signed off on bldg permit for Glen Echo pump station
- Peppercorn bridges – MP will look at amending NOI
- Pearl St. 311-411
- Motion iss OCC 6 Shore Dr. w/ spec conds as on plan – ALL in favor
- As on plan OOC Lot 1,2,3 – All in favor
- Motion iss neg 3 for 41 Milford Rd. w/ cond’s:            revised plan, septic on plan, clean line to brook - 5 in favor, 1 no

**Adjourn 10:55**

## **Meeting Minutes**

To: Members of Upton Conservation Commission  
Cc: Upton Town Clerk  
From: Tom Dodd and Debbie Sexton  
Re: Minutes of meeting Wednesday December 27, 2006 (audio recorded)

### **Members Attending:**

Tom Dodd, Chris Scott, Mike Penko, Margaret Carroll, Scott Heim  
(John Savello, Debbie Sexton)

### **Meeting Timeline:**

#### **7:35 General**

- No news on WL markers
- Peppercorn Beaver – Natl grid will look at Beaver site next week
- Stefans Mowing – finished, mowing last field
- 82 Milford St. – Mass highway unblocked drain
- Review and sign deed restriction
- DPW should be removing paving runways to brook @ 59 South St.
- Warren Brook cons area Deer Stand – 2 of them – 1 tree has screwed in spikes. – Visual and damaging trees. Request Deer Stands by permission. Amend land use regs – “keep away from trails”.

#### **7:50 NOI(special orders) Sylvan Springs present: D. Wang, F. Lapham**

- Stockpiling haybales and silt fence
- Temporary swales as necessary
- No grubbing of lots until detention basin is in
- Stable roadway prior to open lots
- Silt sacks in CB’s
- Street sweeping after paving and during construction
- Water quality monitoring – locations to be agreed upon (pre-constr meeting) – 3 pts. After 5 1” rain event or lower if problems occur.
- Deed restrictions will be required on each lot that contains WL bounds associated with the swale.
- App o.k. with extending issuing of OOC till Jan. 12<sup>th</sup>. Continue discussion on 1/10/07 at 8:45.
- Possible volume issues with dewatering #28

#### **8:30 Merriam Way rescheduled to Jan 10, 2007**

- Appl lawyer is looking into peer review
- Not wanting to pay for review. Mr. Kibbe agreed to cont to next meeting.
- MACC backs a denial if appl doesn’t pay for review.

#### **8:35 NOI 47 Southboro Rd. present: M. Allen, K. Picard**

- Asphalt driveway, concrete retaining wall.
- Judy Schmitt flagged site
- Leave culvert under driveway as is
- Silt fence and haybale
- Wall to WL = 14”, 11” 15”
- Judy doesn’t show it as

- Lot was created in 1986
- OOC issued in 1990
- JS walked it. No problem with flagging. Already disturbed are. Suggested UCC do site visit. Wall is 9".
- UCC do site visit on own time.
- Bringing in fill. JS doesn't have any problems.
- Probably start next year.
- Will stake out wall by end of weekend.
- Continue to Jan. 10<sup>th</sup> at 8:35

**8:50 Glen Echo Soccer field present: K. Picard**

- Concept #4 – NHESP is o.k. with this version
- Rec comm. Needs to vote
- Driveway off North St. (near Wiley's) parking along WL delineation are good for 2 ½" more years.
- Schofield ready to go.
- Pulte deadline is end of Feb.
- Ken will ask about a Footbridge across 2<sup>nd</sup> stream.
- Con Comm could pay for the filing.

**9:05 NOI(cont) Tata & Howard present: G. Devine**

- Recv'd letter from NHESP
- Prof. Dr. Pagett (Botanist) visited site on 12/13/06
- Did NOT find the Climbing fern
- Recv'd letter from botanist
- Using approx 25 acres out of 62 acres

**9:15 Open UCC items**

- Motion to sign Deed Restriction for Pulte lots – All in favor
- Motion to accept meeting mins of 12/13/06 – All in favor
- CS wrote draft budget
- JS working on 15 Rockdale Circle
- JS didn't visit 234 North St.
- Reviewed Lots 1,2,3 of Pearl St. – OOC's
- Discussed letter from Ann Suazo in reference to 41 Milford St.

**10:10 Meeting Adjourned**

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