

# Department of Planning and Community Development

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Mayor Joseph C. Sullivan

## Braintree Conservation Commission

Patrick Flynn, Chair  
Donald Murphy, Vice-Chair  
Diane Francis  
Matthew Hobin  
Daniel J. McMorrow, Jr.  
Gail Poliner-Feldman  
Alan Weinberg

Staff Kelly Phelan

## CONSERVATION COMMISSION MEETING MINUTES THURSDAY, MAY 9, 2013

Present: Patrick Flynn, Chair; Gus Murphy, Vice Chair; Gail Feldman, Diane Francis; Matthew Hobin; Daniel McMorrow, Jr. & Kelly Phelan, Staff

### Public Hearings

#### **Notice of Intent 8-619 175 Campanelli Dr./Prologis**

**APPROVED**

David Kelly of Kelly Engineering Group was present with Skip Coppola and Grady Sargent of Prologis and Hilde Karpawich of Kelly Engineering Group. Prologis is the owner of 175 Campanelli Dr. Mr. Kelly noted the Commission's site visit to 175 Campanelli earlier that evening.

Mr. Kelly reviewed the background. An Order of Conditions was issued in 1985 for construction of an office building on what is now 185 Campanelli Dr. AMB (predecessor of Prologis) purchased the property in the mid to late 1990s and recently discovered that there was an outstanding Order of Conditions on the site. The Order included a condition for pavement removal in the north and west areas of the site and area to be converted to gravel. This pavement removal was not done and the tenant of the building will not be able to operate if it is removed.

Mr. Kelly said they focused on two areas – the north and west- because they assume the gravel was proposed to comply with zoning and they feel that is no longer an issue. Mr. Flynn suggested the Commission in 1985 may not have wanted to the gravel area used. Mr. Kelly said he didn't know but felt they would have requested landscaping in that case.

Mr. Kelly pointed out the two areas they propose to address. One area is in the west of the site. They propose a bioswale/rain garden in this location. They would excavate the swale and install biomaterial (compost and topsoil) and plant it to become a treatment which would filter out pollutants before they reach the wetland.

On the north of the site they propose deep sump catch basins and a CDS treatment unit as well as a concrete or sloped granite curb to direct the runoff to the catch basins. The catch basins and CDS unit will provide 80% TSS removal and tie into an existing drain line. Mr. Kelly measured the width of the pavement between the loading docks and the fence and said there is 102 feet. He said the standard is 120 feet. He said they can't pull the pavement back but they can fully treat the area to today's stormwater standards.

Ms. Feldman asked about the outlet from the drain pipe. Mr. Kelly measured it and said it is 56 feet from the inlet and pointed it out on the plan.

Mr. Kelly said they also put together an O&M plan for the property which includes pavement sweeping, snow storage etc.

Mr. Flynn noted the long-term need to protect the Farm River which is part of the drinking water supply.

Ms. Feldman asked how they would prevent parking violations such as the trailers parking on the grass as seen at the site visit earlier that day. Mr. Kelly said the proposal would impede parking in that location.

Mr. Murphy asked if the drainage calculations for the BMPs on north side included roof runoff. He said he saw water from roof drains flowing to this area. Mr. Kelly said they would look at that.

Mr. Flynn asked about the CDS unit. Staff said it is similar to a Stormceptor and is rated positively by the UMASS stormwater technology program for TSS removal. Staff will confirm the oil separation performance.

Ms. Feldman asked about the life of the CDS unit. Mr. Kelly said there isn't a limit. It has no mechanical parts, it's shape and design are what allow solids to settle and oil to rise out of the flow. He said it only operates properly if maintained.

Mr. Flynn said he felt that the barrier to the north should be strengthened. He said it should be 3-4 feet tall so that snow couldn't be pushed over it.

Ms. Feldman said the trucks should be removed from the grass area immediately. Mr. Coppolla agreed.

Motion by Mr. Murphy, second by Mr. McMorrow, to continue the hearing to the June 6<sup>th</sup> meeting.  
Vote: 6-0.

Mr. Murphy left at this point.

**Request for Determination of Applicability  
385 Quincy Ave./CITGO Petroleum Corp.;**

Joe Callahan from Environmental Strategies & Management was present on behalf of CITGO. Mr. Callahan said he is a Licensed Site Professional and the environmental project manager for the terminal. He said the project involved closure of an old oil/water separator. The separator dates from the early 1900s. It is 500,000 gallons, 100 feet x 108 feet and up until last November it was the EPA permitted stormwater structure for the tank farm. Last fall they constructed a new, up to date oil/water separator system in an area outside of the Commission's jurisdiction. Now that the new system is up and running they will close the old system.

Mr. Flynn clarified that they will be knocking in the walls and filling it in. Mr. Callahan said that is how it would be done.

Ms. Feldman asked if there had been leakage. Mr. Callahan said there had been, an old 24 inch pipe to the structure ran through an area of contamination. They have been doing ongoing clean-up and removed 373 tons of contaminated soil for the new system.

Staff noted that clean-up is conducted under DEP oversight under the 21E regulations, which require the involvement of a licensed site professional such as Mr. Callahan.

Staff recommended issuing a negative Determination of Applicability with conditions.

Motion by Mr. McMorrow, second by Mr. Hobin, to issue a negative Determination of Applicability with conditions as drafted by staff. Vote: 5-0.

**Other Business**

**Request for Certificate of Compliance  
8-578 70 Oregon Ave. Extension**

Staff noted that the Order of Conditions covers construction on Lots 3-7. The developer of the project has sold all of the lots and has not responded to communication. Since it appears the developer will not close out the project, each individual lot owner will have to provide their own as-built plan and the Commission can issue partial Certificates to each lot owner as that happens. The as-built and request for a Certificate was received from the current owner of Lot 7 (Mento Enterprises).

Staff gave the Commission background on the letter received from an abutter (Dawne Hamel) regarding the location of permanent markers and buffer zone clearing on the lot. Staff had discussed the issue with the Chair and he visited the site and determined that the markers did not need to be moved.

Motion by Mr. McMorrow, second by Mr. Hobin, to issue a partial Certificate of Compliance. Vote: 5-0.

**Request for Certificate of Compliance  
8-610 60 Harness Lane Extension**

Staff recommended issuing the Certificate of Compliance and releasing the \$2500 as-built guarantee.

Motion by Mr. Hobin, second by Mr. McMorrow, to issue the Certificate of Compliance for 8-610.  
Vote: 5-0.

Motion by Ms. Francis, second by Mr. Hobin, to release the \$2500 as-built guarantee. Vote: 5-0.

**Request for Certificate of Compliance  
8-184 175 Campanelli Dr.**

The Commission took no action on this since the outstanding condition for pavement removal has not been resolved.

**Request for Certificate of Compliance  
8-605 69 & 81 Common St.**

Staff recommended issuing the Certificate of Compliance and releasing the \$3000 as-built guarantee.

Motion by Mr. Hobin, second by Mr. McMorrow, to issue the Certificate of Compliance for 8-605.  
Vote: 5-0.

Motion by Mr. Hobin, second by Ms. Feldman, to release the \$3000 as-built guarantee. Vote: 5-0.

**Approval of Minutes**

Motion by Mr. Hobin, second by Mr. McMorrow, to accept the minutes of March 21, 2013. Vote: 5-0.

**Adjourn**

Motion by Ms. Francis, second by Mr. McMorrow, to adjourn the meeting at 8:30 PM. Vote: 5-0.