

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, NOVEMBER 17, 2011

Members Present: Alan Weinberg - Chaired Meeting
Gail Feldman
Diane Francis
Matthew Hobin
Daniel J. McMorrow, Jr. *left at point indicated

Staff: Kelly Phelan

APPROVED

Public Hearings

Notice of Intent DEP File #8-613 825 Granite St./Sealcoating, Inc.

Attorney Frank Marinelli was present on behalf of Sealcoating, Inc., with the principles of the company, Elizabeth "Biffy" Waring and Richard Goodick. Also present was Tom French of Highpoint Engineering and John Readdy an attorney for Sealcoating, Inc. who is handling the acquisition of the property from Coca Cola.

Mr. Marinelli said Sealcoating is trying to make improvements to allow them to operate on this site. They located significant structures outside of the riparian area and ask for a modest increase in pavement of 14,800 sq. ft. and propose drainage improvements. He said they propose to treat 4 times the amount of proposed new pavement.

Mr. Marinelli said they took staff comments into account regarding the settling basin. They will save as many trees as possible and comply with the tree policy. He said the Commission saw the mounds of debris at the site visit. He said they are required (by zoning) to have 40% open space and they have 53%.

Tom French presented a revised plan for the settling basin and a response to the staff report regarding stormwater. He said they are maintaining existing elevations in the bottom of the basin but will remove

dead trees and brush and enhance with 50 shrubs. He said he came up with that number based on what looked reasonable to fit there. They will use New England Wildlife seed mix on the excavated slope area. He said they added a stilling area at the outlet from the swale to the basin to settle out solids.

Mr. French said he would address the staff report comments. Ms. Feldman asked him to address the comment about the wetland delineation first.

Mr. French said the wetlands were delineated by Bob Ingram. He flagged the wetlands in one area of the site and in another used the topography (bottom of slope) to delineate. The wetland line followed the 116 contour.

Mr. French went through his response to the comments in the staff report regarding the stormwater standards.

Standard 1 – no untreated discharge. Mr. French said they provide treatment for 78% of the paved area.

Standard 2 – peak rate attenuation. He said the post-development rate is slightly less than the pre-development rate.

Standard 3 – recharge to groundwater. He said they used the rate recommended by DEP. Staff said that it should be verified and that it could be conditioned as it was on the adjacent Chambers site.

Standard 4- land use with higher potential pollutant load. Mr. French said the BMPs were sized for the specific activities proposed. Ms. Feldman asked about the potential for the trees in the basin to die. Mr. French said the elevation would be the same in the bottom of the basin and it would hold only 5 inches of water for no more than two days and this wouldn't kill the trees.

Standard 5- Mr. French said the stormceptor provides 81% TSS removal.

Standard 6- discharge to critical areas. Mr. French said they provide the maximum treatment possible. Ms. Feldman asked if this was adequate for the drinking water supply. Mr. French addressed the liquid asphalt tanks and said they have 110% containment capacity. He said the asphalt would cool off once leaked out of the heated tank but it is to provide the maximum protection.

Ms. Feldman asked how discharge of pollutants would be prevented during a 100 year storm. Mr. French said the containment around the tanks is 4 feet above grade.

Ms. Feldman asked what would go into the settling basin. Mr. French said sediment and that maybe it could be cleaned out more. Mr. Weinberg asked if they had an O&M Plan. Mr. French said they submitted it and had proposed cleaning out the stormceptor once a year because of the seasonal nature of the business and they will add cleaning out the settling basin.

Mr. French said they would not use de-icing compounds.

Standard 7 – compliance with standards for redevelopment. Mr. French said they fully meet the standards for the new pavement being added. They are adding 14,800 sq. ft. and treating 47,000 sq. ft. Staff said she thought this figure was 60,000 sq. ft. Mr. French said that figure includes the landscape islands.

Ms. Feldman asked if there are additional measures they must take because it is a high risk area. Mr. French said they are providing the maximum feasible compliance.

Standard 8 – construction period controls. Mr. French said they show erosion control on the plans.

Standard 9 – O&M Plan. Mr. French said they provided an O&M plan and will keep a record of maintenance. He said they revised the settling basin to include a settling area at the toe of the swale before it enters the basin. He said they proposed planting 50 shrubs between the existing trees and maintenance of the basin.

Standard 10- illicit discharge prohibition. Mr. French said they will use a sump pump in the asphalt containment area and send it to the trench drain instead of the town's storm drain.

Mr. French also said they will provide a stamped existing conditions plan.

Ms. Francis asked staff if she was satisfied with the response. Staff said she would have to review the written response in detail.

Ms. Feldman asked what will occur in the parking lot area which will receive no treatment. Mr. French said it would just be material storage.

Mr. McMorrow said he appreciates the improvements and asked if anything more could be done than the small rain garden for the remainder of the site. Staff said most of it slopes towards the woods. Mr. French said it is a small rain garden but it should capture some runoff.

Mr. Weinberg said the equipment location plan shows a fire wall between the propane tank and the gas and diesel tank and asked why it was only one wall. Mr. French said that code required a firewall between the propane and fuel tank.

Mr. Weinberg asked for public comment. There was none.

Mr. Weinberg suggested continuing the public hearing until the next meeting to review the additional information and to hear from the Town Engineer. Mr. McMorrow said it was unusual for the Town Engineer to comment. Staff said it was because it was a larger project and that Mr. Weinberg had asked for his review.

Mr. Marinelli said they have an aggressive schedule from Coca Cola to get approvals and asked that everything be in for the next meeting.

Motion by Ms. Feldman, second by Mr. McMorrow to continue to the December 1st meeting. Vote: 5-0.

*Mr. McMorrow left the meeting.

Other Business

Eaton's Pond Discussion - New England Mountain Bike Association/South Shore Chapter

Staff said she had suggested that the ranger, Bill Grafton, reach out to the mountain bike association to see if they had interest in partnering with town to address some of the problems at the Eaton's Pond area.

Mr. Grafton was present with Steve Cobble, president of the South Shore Chapter of NEMBA, as well as other members of the group. Mr. Grafton said there is no passive recreation at the area now and the group was interested because there are a lot of technical riding opportunities.

Mr. Cobble said the group has a lot of experience in designing and maintaining trails. He said there are existing trails out there and they would like to add some connector trails to give more options. He presented a map depicting the existing and proposed trails. They would also cut back overgrown vegetation on existing trails.

Ms. Feldman asked about the cost. Mr. Cobble said there is no cost. He said they built every trail bridge at Wompatuck State Park and they have a cache of lumber to use.

Staff suggested that if new trails were created within 100 feet of wetland that a Request for Determination should to be filed. Staff will look at the trail locations with Mr. Cobble to determine if this is necessary.

Motion by Ms. Feldman, second by Mr. Hobin, to approve the concept presented for Eaton's Pond by the New England Motion Bike Association. Vote: 4-0.

Request for Certificate of Compliance 8-452 Harness Lane Extension/Allman

Staff said this was for the four-lot subdivision at Harness Lane extension. The as-built plan has been received and the outstanding issues addressed. Staff recommended issuing the Certificate of Compliance with surviving condition #50 for stormwater system maintenance.

Motion by Ms. Francis, second by Mr. Hobin, to issue the Certificate of Compliance for 8-452 with surviving condition #50. Vote: 4-0.

Request for Certificate of Compliance 8-512 700 West St. /Blue Hill Cemetery

Staff said the as-built plan needed corrections and revisions and recommended no action be taken.

Conservation Fund

Staff gave the Commission an email from the Town Treasurer regarding another option for the conservation fund. She had done more research and found a four-year CD with a 1.85% interest rate. Motion by Ms. Feldman, second by Ms. Francis, to transfer \$400,000 to the four year CD at 1.85% interest as recommended by the Town Treasurer. Vote: 4-0.

Approval of Minutes

Motion by Ms. Francis, second by Ms. Feldman, to approve the minutes of November 3, 2011. Vote: 4-0.

Adjourn

Motion by Mr. Hobin, second by Ms. Francis, to adjourn the meeting at 8:30 PM. Vote: 4-0.