

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 3, 2011

APPROVED

Members Present: Patrick Flynn, Chair
Gus Murphy, Vice Chair
Gail Feldman
Diane Francis
Matthew Hobin
Daniel J. McMorrow, Jr.
Alan Weinberg

Staff: Kelly Phelan

Public Hearings

Notice of Intent DEP File #8- 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 that it is an attempt to reuse the site which has been unoccupied since Coca Cola left. He said they have a short window of opportunity from Coca Cola to seek the permits necessary to redevelop the site. He said Sealcoating was founded 50 years ago by Biffy's grandfather. It is a fourth generation business. They do work on air strips, bridges and work with many municipalities.

Mr. Marinelli said that VHB performed a traffic study and found there would be less intense traffic use than from the Coca Cola warehouse use. The site has a 73,000 sq. ft. building which was constructed in 1964. It is in the Commercial zoning district. Sealcoating is a contractor's yard which is a use by right

in the district. It is also in the watershed overlay district and wetlands/floodplain district. He said Coca Cola had underground storage tanks which were removed from the site. Sealcoating will have an aboveground fueling island with a 10,000 gallon fuel tank. He noted Exhibit 1 in the binder he gave to the Commission. This exhibit is the Fire Department's review of the fueling island and they will meet the Fire Department's requirements. Exhibit 2 has more detail on how the fueling island will operate.

Ms. Feldman asked how fuel would be kept out of the wetlands. Mr. Marinelli said the tank is located away from the riparian area, outside the floodplain and will be on a reinforced concrete pad with groves. He said that Phil Brady from Heat Tec, the supplier of the tanks, can speak to their integrity and said they have had no problems in 37 years in Hingham with the tanks. He noted the liquid asphalt storage tanks.

Mr. Marinelli said that Exhibit 4 contains information on the three bins (14'x30') proposed for storage of crushed stone, sand, concrete, etc. The exhibit contains a statement from a LSP that there is no hazardous materials in the bins.

Mr. Marinelli said the property is 9.1 acres and 53% will be open space. He said their request to increase pavement by a net of 14,800 sq. ft. is modest and reasonable for the site. He said they propose to improve the stormwater management by installing a 160' trench drain across the site to collect runoff from 60,000 sq. ft. of pavement. This will go to a stormceptor, then to subsurface storage than to a settling basin. He said the area of the proposed basin is already a depression and they will plant 25 trees and 150 shrubs. He said there are mounds of construction material from when the site was built. Mr. Marinelli said that some trees will be removed and they will comply with the tree policy.

Mr. Murphy asked about the concrete from the roadways to be stored in bins. Mr. Marinelli said it will run off into the trench drain and Exhibit 4 explains quality of material.

Mr. Flynn asked Mr. Marinelli if they had seen staff's comment that the amount of floodplain alteration was not correctly identified on the application. Mr. French said the elevation of the floodplain is 119' and they only counted alteration at that elevation. He said they revised this to include all the alteration below that elevation.

Mr. French pointed out the areas of pavement to be removed and the areas to be added for a net change of 14,800 sq. ft. Mr. French also outlined the resource areas – bordering vegetated wetland, floodplain (elevation 119') and riverfront area, all associated with the Farm River. He said they propose no work in the 25 foot no touch buffer.

Mr. French addressed the hot asphalt tanks to be located next to the building. Two, 20,000 gallon tanks will be heated by a furnace to keep the asphalt at 300 degrees so that it remains liquid. A concrete enclosure will ensure containment in the event of a spill. It will have 110% capacity of the tanks. Also coal slag will be stored in an elevated bin. The coal is mixed with the asphalt.

Mr. French pointed out the stormwater management system. The trench drain will collect runoff from this area, direct it to a stormceptor and then to a subsurface recharge structure to mitigate peak runoff and from there to a settling basin. The rear portion of the lot will be directed to the settling basin

through a stone swale. Mr. French indicated that work in the back area is for compensatory flood storage to mitigate for the filling at the pavement areas.

Mr. Murphy said the staff report noted that about 50 trees would be removed and that Mr. Marinelli had said 25 trees would be planted. Mr. Marinelli said they would comply with the tree policy.

Mr. French pointed out work within the riparian area which consists of taking down a piece of the building and putting in a rain garden for stormwater treatment and a new sidewalk.

Mr. Flynn asked about the maintenance for the stormceptor. Mr. French said that it would be one time a year because of the seasonal basis of the business.

Ms. Francis asked if the neighbors on Granite St. would be adversely affected. Mr. French said they wouldn't because there is a significant buffer and the tanks are at the opposite end of the site. Mr. Marinelli said there would be fewer vehicle trips because it is a seasonal business.

Mr. McMorrow asked about the size of the proposed rain garden. Mr. French said it is small, about 1600 sq. ft. and it is defined by the edge of pavement and the fence.

Mr. Weinberg asked about maintenance of the basin and salt use. Mr. French said it would be cleaned on an annual basis and they would use minimal to no salt on the site.

Mr. Murphy said there was a lot of information presented and that a site visit was in order.

Mr. Flynn asked for comments from the public. There were none.

Staff said she felt the first step was to see the site. She said if the Commission was not in support of the amount of floodplain alteration, the applicant would have to redesign.

Mr. Marinelli said they knew it was a lot of information but had tried to do a comprehensive presentation. Mr. Flynn asked about the HeatTec units in the case of an earthquake. Mr. Marinelli said there is 110% capacity for a spill.

Motion by Mr. Weinberg, second by Ms. Francis, to continue the public hearing to the November 17th meeting. Vote: 7-0.

The site visit was scheduled for November 9th at 3:45 pm.

Other Business

Sun Valley Update

Chi Mann, civil engineer, was present on this matter. He said he is friends with the owner of one of the three houses which are covered under the outstanding Order. He said they recognize that they have to close out the Order. He has a copy of the old Order and the plans. They compared the existing conditions with the 2002 plans and wetland line. He said a total of 1810 sq. ft. was lost from the wetlands. They propose replication of 2013 sq. ft. He presented a plan depicting this. He also asked the Commission if they could double up on the plantings rather than waiting for the two-year monitoring.

Motion by Mr. Murphy, second by Ms. Francis, to accept the proposed modification of wetland replication for 8-518. Vote: 7-0.

Bill Forte was present. He said he may be the contractor for the project and asked if silt fence alone would be enough or if he had to use hay bales. Discussion ensued that the original conditions for 8-518 remain in place and these address erosion control.

Mr. Forte said he would also be installing the required drywells for roof runoff.

2012 Meeting Schedule

Staff prepared a list of proposed meeting dates for 2012 for the Commission's consideration.

Conservation Fund

Staff gave the Commission email correspondence from the Town Treasurer (Alicia McOsker) regarding the Commission's vote to transfer funds to a two-year CD at 1.4% interest. Ms. McOsker said the rate was no longer available; it is now 1.2% with a three month guarantee. The Commission asked staff to verify that the 1.2% was good for the whole two-year period of the CD and that the penalty was still one month's interest and, if so, to proceed with moving the funds.

Approval of Minutes

Motion by Mr. Murphy, second by Mr. Weinberg, to approve the October 6, 2011 minutes. Vote: 7-0.

Adjourn

Motion by Mr. Weinberg, second by Mr. Murphy, to adjourn the meeting at 8:30 PM. Vote: 7-0.