



# Town of Westminster

11 SOUTH STREET  
MASSACHUSETTS 01473

## FROM THE OFFICE OF THE CONSERVATION COMMISSION

Phone: (978) 874-7413 \* Fax: (978) 874-7411

### MINUTES OF MEETING

March 18, 2021

**THE CONSERVATION COMMISSION WILL MEET REMOTELY. YOU MAY JOIN THE ZOOM MEETING AT <https://us02web.zoom.us/j/7370885635> Meeting ID: 737 088 5635 or One tap mobile +19292056099,7370885635# US**

**To:** Selectmen  
Board of Health  
Building Commissioner  
Town Clerk

**Present:** Vice Chair Gary Smith, Members: Tim Sheehan, Carrie Monty, Robert Gendron, Agent Matt Marro, and Secretary Susan Kalagher

**Absent:** Dan Bartkus

**Guests:** Ken & Patti Sylvia, Don Gribbons, Dominic Meringolo, J. Anderson, Amy Tatrault, Keith Harding, Lee Pelletier, Mike Petrin, Chris Wagner

### Documents, Plans and other Exhibits

1. Plan – Lot 9 Overlook Road
2. Plan – Lot A Frog Hollow Road
3. Plan – Lot B Frog Hollow Road
4. Plan – Lot 1 Dawley Road
5. Plan – 100 Simplex Drive (industrial bldg.)

Gary Smith called the Zoom meeting to order at 7:05 p.m. The meeting was recorded by Matt Marro and Robert Gendron.

### **RFD Continuation Lot 9 Overlook Road Anderson**

7:05 pm. The continuation of the public meeting for Lot 9 Overlook Road was opened. It was requested by John Anderson for the installation of a new single-family dwelling with garage, driveway, water service, and foundation drain with a portion of the work within the buffer zone of a vegetated wetland. Matt Marro shared the plan on the screen for everyone to view. Tim Sheehan & Matt Marro had visited the site and explained the project. Mr. Anderson would like to build a new house with a garage. There were many questions from abutter Don Gribbons. The amount of fill required to complete the project and grade changes were discussed. The Commission requested that a plan showing the entire lot be submitted. A stream designated as intermittent by the USGS overlay was discussed. Extra precautions for erosion control to prevent dirt being dragged onto the

road and more protections of the underground springs with a large stone riprap apron was also discussed and would be included in the Order of Conditions. The removal of trees in the buffer zone was also considered. The Commission voted to continue this hearing to April 8, 2021 to give the applicant time to address erosion control and set a site visit with Conservation and neighbors for Wednesday, March 31<sup>st</sup> at 4:00 pm.

**RFD**  
**Lot 1 Dawley Road**  
**Greenstone Realty**

7:30 pm. The public meeting to consider a Determination of Applicability requested by Greenstone Realty, LLC for the construction of a new single family house with septic and grading on Lot 1 Dawley Road was opened. The plan was shared on the screen for everyone to view. Paul Grasewitz described the project. The applicant would like to build a new 3 bedroom home with only a small portion of the house & grading in the 100 ft. buffer zone. Matt agreed that the wetland is accurately represented on the plan. Erosion control methods were reviewed. With no further questions, Matt recommended a negative #3. The plan was unanimously approved with the condition of using wattles in addition to trenched-in silt fence. The public meeting was closed at 7:39 pm.

**NOI**  
**100 Simplex Drive (Industrial Building)**  
**Equity Industrial Partners**

7:39 pm. The public hearing requested by Bruce Levine of Equity Industrial Partners for development of an industrial building with associated parking areas at 100 Simplex Drive was opened. Mike Petrin and Chris Wagner of VHB gave an overview of the project and will include a 360,000 sq. foot facility and associated driveway access, parking areas, storm water control, and utilities. An Order of Resource Area Delineation was issued in 2019. The site encompasses approximately 76 acres. Wetlands #1 - #8 were discussed; some of which are isolated land subject to flooding and others identified as bordering vegetated wetlands. Erosion mitigation measures and a storm water plan were discussed. Matt Marro stated that the wetland delineation was accurately shown on the plan and would like to continue to the next meeting after meeting with the Planning Board. Gary Smith advised that a site visit be scheduled and the date was set for Wednesday, March 31<sup>st</sup>. The Commission unanimously voted in favor of continuing the hearing and the public hearing was closed at 7:55.

**2 NOIs / CONTINUATION**  
**Lot A and B Frog Hollow Road**  
**Ketola**

7:55 pm. The public hearing requested by Elijah Ketola for the completion of a stream crossing that was partially installed for a residential driveway. Paul Grasewicz of GRAZ Engineering gave the overview of the project. The plan was shared on the screen for all to view. The applicant would like to move forward with this project. Existing erosion control will be repaired and reinforced, wetlands will be re-flagged, and replication area was discussed. Each lot will have 750+- sq. ft. of replication area and a replication plan will be submitted to Matt Marro. Gary Smith stated that the property should be stabilized and work should be completed in a timely manner. He emphasized that special consideration should be given during a rain event. Gary Smith also stated that the 401 Water Quality Certification will be in the conditions. Any work deemed noncompliant will be restored prior to any construction. With no further questions, Tim Sheehan made a motion to approve with conditions. Both projects were unanimously approved and the hearing was closed at 8:14 pm.

**Certificate of Compliance**

Matt Marro requested approval of a Certificate of Compliance for Lot 4 South Ashburnham Road. It was unanimously approved.

**Partridge Pond Association**

Keith Harding represented Partridge Pond Association and discussed the ongoing management and recommendations from Solitude Lake Management. Diquat has been allowed for the management of Milfoil, but a herbicide called ProcellaCor may be implement in place of Diquat to manage Milfoil in some parts of the lake. Dominic Meringolo of Solitude Lake Management shared that ProcellaCor was and EPA registered herbicide and would recommend it as a field change. All were in favor of granting the field change to allow ProcellaCor.

**Solitude Lake Management / Wyman Pond**

Dominic Meringolo stated that there was another successful management of Wymans Pond. There had been three different treatments with good control of plants. Water quality reports are all within normal parameters. The existence of cyanobacteria also known as blue/green algae will be watched and managed as needed. Rob Gendron asked if ProcellaCor would benefit Wymans and Mr. Meringolo stated that this may be used in the future if there is an increase in fanwort. There were no other questions from the audience.

**Minutes**

The Minutes of February 25, 2021 were approved.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Gary Smith  
Vice Chairman  
(prepared by Susan Kalagher)