

**Franklin Conservation Commission
Minutes of Meeting
January 17, 2019**

To: Town Clerk
cc: Members
File

Members Present: Paul Harrington, Jeff Livingstone, Angela Gelineau, Jeffrey Milne, Staci Dooney.
Also Present: George Russell, Conservation Agent .
Members Not Present: Bill Batchelor, Tara Henrichon.

Mr. Harrington announced the meeting would be audio and video recorded. He reviewed how the Commission operates. He stated that Mr. Russell, Conservation Agent, makes recommendations to the Commission based on law; the Commission interprets the law and the needs of the individual. Therefore, it is the Commission's responsibility to come to a decision, not Mr. Russell's decision; he is here in an advisory technical capacity.

Mr. George Russell's Agent's Report has been appended to the minutes.

Public Hearing – Continued - NOI – Franklin Country Club – Guerriere & Halnon

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. and Mr. Thomas Ketchum, President, Franklin Country Club, addressed the Commission for site improvements for the Operations and Maintenance Building. Ms. Cavaliere stated the area they are concerned with is for the work proposed between the 100 ft. buffer and the 200 ft. riparian zone for Uncas Brook. Currently, they have a 1,500-gallon underground storage tank that holds gasoline and a 300-gallon above ground tank. She noted that in the supplemental application information there is a correction. The application incorrectly indicated a 1,500-gallon underground storage tank and a 1,300-gallon above ground tank; the corrected information is a 1,500-gallon underground storage tank and a 300-gallon above ground tank. The 300-gallon tank is outside the buffer zones and resource areas. She stated that they propose to remove the current tanks and put in an above ground dual compartment 2,000-gallon concrete fuel storage tank outside of the resource areas and buffer zones. She stated that although the tanks have leak detection, the existing conditions are that it is an aging below ground fuel tank. It is more conducive for the site to have it above ground and in a more secure tank. She stated the Zoning Board of Appeals approved their waiver to have over 500 gallons of fuel within the Water Resource District; they still have to present to the Planning Board. Some of the other improvements include a rinse area for some of the equipment which is outside of the resource area and buffer zones, a few more parking spaces, and a new dumpster area. She stated the underground tank would be emptied and then removed in the presence of an environmental consultant who will be monitoring the soils around it and then the area backfilled; the tank will be removed offsite and disposed of. It will be restored to its original condition minus the tank.

Commission members asked questions and confirmed information stated by Ms. Cavaliere.

Mr. Russell stated that based on the supplemental information that they have received and reviewed, he recommended approval with the stipulations outlined in his Agent's Report.

There was a motion made by Jeffrey Milne to close the public hearing for the NOI for Franklin Country Club. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

There was a motion made by Jeffrey Milne to approve the NOI for Franklin Country Club with special conditions #20, 23, 24, 27-30, 33-35, 38-41, 44 and 51. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

Public Hearing - NOI – Grove St. Water Treatment Plant - CDM

Mr. Douglas Martin of CDM Smith and Ms. Magdalena Lofstedt of CDM Smith representing the Town of Franklin Water Department addressed the Commission regarding the Grove Street Water Treatment Plant project. Mr. Martin stated that the project is going to combine and treat Well Stations 6 and 3. He explained that Well Station 6 currently consists of six wells pumped from a rather outdated vacuum system into a chemical building and out to a distribution system. Well Station 3 has one well currently online and another that should be online before this summer. Both of those wells have submersible pumps that pump through a chemical building and out to a distribution system. When the new water treatment plant is built, as shown on the displayed plans, it will be located off the Well 6 access road. The project includes the water treatment plant and work to get a water main from Well 3 up Grove Street and directly into the water treatment plant. As well, at Well Station 6 they will be doing all new submersible pumps in those wells and remove the old vacuum system and demolish the Well Station 6 pump station building. Also, they will do some piping within the Well Station 6 area to bring it back up to the existing chemical building and access road. Out at the treatment plant, they will have new finish water piping into the distribution system and it will connect into Grove Street into the 16 in. main. As well, there will be a small municipal grinder pump station that will collect all the waste from the water treatment plant and pump up to the nearest manhole past Old Grove Street

Commission members asked questions about the well fields and wells.

Mr. Martin confirmed that both well stations are in jurisdiction. Well field 6 is seeing the most work in this project. He noted that both Well Station 6 and 3 have existing chemical buildings in addition to pump buildings. They will not need those chemical buildings for their intended purpose of chemicals. So, for Well Station 6 they will change it over to more of an electrical building. He stated they have not yet responded to CRWA comments as they were just received yesterday. They will formulate a response. He explained the outdated vacuum pump system versus what they are going to do which is put an actual pump in the well itself. He noted that Well 6 has not been running for about one year due to the high magnesium.

Ms. Lofstedt noted that they have a separate Order of Conditions for the improvements in Well field 3.

Ms. Gelineau stated she would like to receive their response to the CRWA comments.

Mr. Russell stated the NOI number came in today. Based on the Commission's desire to continue the hearing until responses are received regarding the letter from CRWA, he would like to make sure that the letter of January 15, 2019, to the Secretary of Energy and Environmental Affairs from Margaret VanDusen, Deputy Director and General Counsel of the Charles River Watershed Association, is entered into the record. He stated the applicant was given a copy of this letter as soon as he received it.

Mr. Livingstone stated the CRWA letter outlined five items and therefore it would be appropriate to get a response to the letter from the applicant.

Ms. Gelineau stated she had a question regarding said letter, on page 2, fifth paragraph beginning, "However, while the work at Well #6 is considered redevelopment..." She asked for clarification on what this meant.

Mr. Livingstone responded that the letter indicates that they believe there should be stormwater management along the entire access road.

Ms. Lofstedt explained that the plant side is considered new development as there is an increase in impervious area, but for the access road there is already an existing closed drainage system. Because we are actually removing the buildings, we have a reduction in impervious area and for the stormwater management standards it is considered redevelopment. So, this means that since it is a redevelopment project, they do not have to fully meet the stormwater management standards. Hence, we are only swapping out a couple of catch basins that we are tying into for the water treatment plant. She stated that she thinks what they are saying in the letter is that they want them to fully meet the stormwater management standards in the access road. She stated there are no vernal pools in the area.

There was a motion made by Jeffrey Milne to continue the public hearing for the NOI for Grove St. Water Treatment Plant to January 31, 2019 at 7:10 PM. The motion was seconded by Mr. Livingstone and accepted with a vote of 5-0-0.

Public Hearing – Continued - NOI – Spring Street Renewables – Andrews Surveying

Mr. Russell requested this item be continued; the applicant has agreed. They are still having a legal issue concerning the signatures on the application.

There was a motion made by Angela Gelineau to continue the public hearing for the NOI for Spring Street Renewables to January 31, 2019 at 7:15 PM. The motion was seconded by Staci Dooney and accepted with a vote of 4-0-1. (Mr. Milne abstained).

Public Hearing – Continued - NOI – 27 Forge Parkway – Guerriere & Halnon

Mr. Russell recommend the hearing be continued since the peer review reports have not been received. He pointed out that the applicant's representative is in attendance.

There was a motion made by Jeffrey Milne to continue the public hearing for the NOI for 27 Forge Parkway to January 31, 2019 at 7:20 PM. The motion was seconded by Mr. Livingstone and accepted with a vote of 5-0-0.

Public Hearing – Continued - NOI – 1111 Pond Street – Pruyn

Mr. Russell recommended the hearing be continued since the final peer review report has not been received. He noted he has received the second peer review report and the plans need additional revisions. The applicant is complying with those revisions or has at least submitted them to peer review. He stated the applicant has agreed to the extension.

There was a motion made by Jeffrey Milne to continue the public hearing for the NOI for 1111 Pond Street to January 31, 2019 at 7:25 PM. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

Public Hearing – Continued - NOI – 725 Union Street – Holmgren Eng.

Mr. Scott Rogers, J.K. Holmgren Engineering, addressed the Commission and stated the project was submitted around April 2018 and was continued due to some permitting issues. He stated the ZBA denied their height variance which delayed their tactics. They had to revise the building and then file with

Planning Board. He provided an overview of the project including the location as shown on his provided plans. He noted there is an existing Hampton Inn to the south. They are proposing a four-story, 100-room hotel. The main entrance to the site will be off Union Street. There will be a drop off area on the north side. There is parking around three sides of the site with 100 parking spaces. The lot is rather “L” shaped. There is a small overflow parking in the rear. They are proposing new utilities for the hotel including gas services, a transformer coming off the existing utility pole on Union Street, a water service in the form of a 6 in. cast iron sprinkler system, and 4 in. line for domestic water service. There is a proposed sewer line coming off the hotel. There is a grease trap in the rear of the hotel even though there is no restaurant inside the building. He stated there are no state wetlands near the property, but there are two stormwater basins located in the rear: one serves the hotel next to them and the other serves the retail plaza to the north of them. They are within the 100 ft. buffer zone to those stormwater basins.

Ms. Gelineau asked about the second peer review.

Mr. Russell stated the final peer review report was received at 4:00 PM today. The peer reviewers have indicated they are in agreement with the plans as proposed for all jurisdictional areas of the Commission; all issues have been addressed as they received the final okay from BETA. He noted that the four-stories was a significant issue when it was proposed, but it worked out by amending the zoning regulations to allow the height. However, the four-stories have nothing to do with the Commission.

Mr. Rogers stated this was always a four-story hotel. He explained the height and zoning requirements and the changes made to allow for this four-story hotel.

Mr. Russell pointed out that Mr. Rogers is correct that there are technically no jurisdictional issues on this site and it is strictly a local bylaw NOI permit. However, when this is built, the parking lots, in part, will become jurisdictional because they are now building in the 100 ft. buffer. He reviewed that the Commission will be approving the new impervious which is in the buffer and the drainage which includes the parking lots.

Commission members asked questions about the location and where the basins are in the buffer zone.

Mr. Rogers explained and pointed out on the provided map the basins and buffer zones.

Ms. Gelineau and Mr. Russell conferred about the buffer zone locations on the provided map.

Mr. Russell stated the concern from an engineering perspective was if the current basins could handle what they would be required to handle with the new impervious and/or how would the stormwater be handled on site. That is the issue BETA looked at and it has been addressed. He stated that he recommends special conditions for this approval.

There was a motion made by Jeffrey Milne to close the public hearing for the NOI for 725 Union Street. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

There was a motion made by Angela Gelineau to approve the NOI for 725 Union Street with special conditions #20, 23, 24, 27, 29, 34, 41, 44 and 51. The motion was seconded by Jeffrey Milne and accepted with a vote of 5-0-0.

Public Hearing – Continued - NOI – Eversource

Mr. Russell stated the representative for Eversource is present. He reminded the Commission that the testimony was given at the last meeting. They were only waiting for the NOI number which has been received.

Ms. Megan Kearns, project scientist for Epsilon Associates, Inc., on behalf of the applicant, Eversource, addressed the Commission. She stated that at the last meeting her colleague, Mr. David Klinch, presented before the Commission for the permit for soil testing for new poles within the Town from Bellingham across Franklin and into Medway, but he was unable to attend tonight's meeting.

Mr. Russell pointed out that the Commission members present tonight are the members who heard the presentation at the last meeting; so, there is a quorum to vote on this.

There was a motion made by Jeffrey Milne to close the public hearing for the NOI for Eversource Geotechnical Boring Program. The motion was seconded by Staci Dooney and accepted with a vote of 5-0-0.

There was a motion made by Jeffrey Milne to grant the NOI for Eversource Geotechnical Boring Program with special conditions #20, 23, 24, 27-30, 34 and 44. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

GENERAL BUSINESS

Permit Modifications/Extensions: Emergency Certification for Repairs to Well 9

Mr. Russell stated that the Commission members have the explanation for this request in their information packets. When the valve broke, they had to fix it. This Emergency Certification is retroactive. He has looked at it and there is no damage to the jurisdictional area.

There was a motion made by Jeffrey Milne to grant the Emergency Certification for repairs to Well 9. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

Certificate of Compliance: 10 Briarwood Road

Mr. Russell stated all is ready for the certificate to be granted.

There was a motion made by Angela Gelineau to approve the Certificate of Compliance for 10 Briarwood Road. The motion was seconded by Staci Dooney and accepted with a vote of 5-0-0.

Minutes: January 3, 2019

There was a motion made by Jeffrey Milne to accept the meeting minutes for January 3, 2019. The motion was seconded by Staci Dooney and accepted with a vote of 5-0-0.

Signed Orders of Conditions & Certificate of Compliance

Orders of Conditions – 725 Union Street – 4 SQ Development LLC

Certificate of Compliance – 10 Briarwood Road – Cloonan – CE159-1163

Orders of Conditions – 672 East Central Street – CE159-1195

Orders of Conditions – Eversource Geotechnical Borings – CE159-1194

There was a motion made by Jeffrey Milne to adjourn the meeting. The motion was seconded by Angela Gelineau and accepted with a vote of 5-0-0.

The meeting adjourned at 7:48 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary