

Wrentham Conservation Commission
Minutes of March 28, 2024
VIRTUAL PUBLIC MEETING

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WRENTHAM, MA

2024 APR 16 AM 8:00

Chair Leo Immonen, Vice Chair Julie Garland, Clerk Dianne Demarais (arrived at 7:06 pm) Members: Delana Reardon, Agent Darryl Luce and Land Use Specialist Heather Ledbetter were present. Maria Jomides, Seth Jensen and Janet Sozio were absent. The Chair opened the meeting at 7:01pm and announced that the meeting would be recorded.

PUBLIC HEARINGS, MEETINGS and APPOINTMENTS

7:15 pm SE 351-1202 – Continued Abbreviated Notice of Resource Area Delineation (ANRAD), 256 Beach St. & 516,521,584 Taunton St. from Stephen Meltzer, Edgewood Development Co., LLC. The Applicant has requested a continuance to 4/11/2024.

A motion to continue the hearing to 7:15 pm on 4/11/24 was made by Ms. Reardon, was seconded, and passed 4-0-0.

7:30 pm SE 351-120X – Notice of Intent – 715, 721 & 775 South St. from Terry Edwards, 775 South St. Realty Trust for the proposed removal of approximately 730,000 cubic yards of gravel.

The Chair gave an overview of the proposed site and what areas of the site the Commission has jurisdiction over.

Jude Gauvin, OHI Engineering represented the Applicant, Terry Edwards. Mr. Gauvin described the site and the buffer zones. He said the gravel removal of the site is designed to slope away from the perennial stream. The Applicant is creating three ponds to capture stormwater with a 100-year storm capacity. There are 6 catch basins along South St. and the Applicant proposes a privacy berm which will keep water from leaving the project site onto South St. There is an access road between the houses located on 715 & 721 South St. The houses currently will remain. Mr. Gauvin said that the Agent asked for a phasing plan but the Applicant has asked for a variance from the 4-acre grid condition from the Planning Board. The Applicant wants flexibility to put staging areas where appropriate as the removal occurs. Mr. Gauvin said the Applicant is in the process of doing groundwater profiles to ensure the operation will be maintaining the 10-foot offset from the groundwater.

Mr. Immonen asked for an alternative analysis for the Riverfront. He said that the stormwater and soil storage is within the riverfront area and the alternative analysis must explain why there is not an alternative location for these structures.

Ed Goddard, 774 South St., said that the access road is directly across the street from his rental property and he is concerned about the truck traffic.

Dan Gardner, 708 South St., who lives directly across the street from the access road is concerned about the truck traffic. He is also concerned about the rear of his property and possible flooding of the perennial stream in the rear of his property as a result of this project.

Mr. Immonen asked Mr. Gauvin what stormwater standards were used for his analysis.

Mr. Gauvin said that he used NOAA Atlas 14 for stormwater standards and the stormwater basins are oversized for the types of soils on the site.

A motion to continue the hearing to 7:30 pm on 4/11/24 was made by Ms. Reardon, was seconded, and passed 4-0-0.

7:45 pm SE 351-1204 – Notice of Intent – 55 Lakeside Ave from Andrew Gordon for the proposed demolition of 2 single family houses and the construction of one single family house, utilities, septic and driveway as well as the reconstruction of existing deck and patio.

The applicant Mr. Andrew Gordon and Mr. Rick Goodreau, United Consultants presented the project. The Agent met the engineer and contractor on site to discuss the project and update the plans. Protocol for removing the 2 existing houses was updated.

Sand bags were added to the plan around the existing structures and the straw wattles were replaced with compost socks on the plan.

A motion to close the hearing was made by Ms. Demarais, was seconded, and passed 4-0-0.

The Agent said that this project will include a bond. The Commission will look at the Agent's draft OOC at the next meeting.

ORDER OF CONDITIONS

SE 351- 1105 – 3 Year Extension of Order of Conditions from Friends of Mirror Lake Community Group for invasive weed management in Mirror Lake.

The Agent suggested that the OOC Extension be issued.

A motion to issue the OOC Extension for 3 years was made by Ms. Reardon, was seconded, and passed 4-0-0.

CERTIFICATE OF COMPLIANCE

351-1165 – 30 Sycamore Rd.- construction of detached accessory building and reconstruction of retaining walls.

The Agent said that he recommended issuing the COC.

A motion to issue the COC was made by Ms. Demarais, was seconded, and passed 4-0-0.

A roll call was used for each vote in the meeting.

NEW BUSINESS

Minutes: March 14, 2024 - A motion to approve the minutes as drafted was made by Ms. Garland was seconded, and passed unanimously 4-0-0.

Agent's Report – The Agent said that the fallen wall being fixed at 5 Kayshaw Rd. on Mirror Lake was checked and the Agent approved the Applicant to finish the work.

613 West St. enforcement order was issued by certified mail with no response from the owner. The Agent said that he will pursue legal action on the matter.

A motion was made by Ms. Demarais to adjourn at 8:09 pm, was seconded, and passed unanimously 4-0-0.

Respectfully submitted by Heather Ledbetter, Land Use Specialist.

Next meeting: April 11, 2024