

City of Leominster Conservation Commission - Meeting Minutes
May 23, 2023

The meeting opened at 6:00 PM.

Chair Chuck Raymond, Vice Chair Richard Gullick, Ken Ridlon, Stephanie Quinlan, Jim Chambers, Michael Cichy, Bob Sicard, and Conservation Agent Nick Kremp present.

Pursuant to MGL CH 131 § 40, Massachusetts Wetlands Protection Act, the Leominster Conservation Commission will hold a Public Hearing on a Request for Determination of Applicability for the construction of a rail trail terminus in the riverfront area of Monoosnoc Brook. Address Depot Square, Map and Parcel N/A .

Andrea Kendall, LEC Environmental Consults, presented on the project. A small portion of the rail trail is located within the 200-foot riverfront area. Monoosnoc Brook flows south of the site, across Water Street. The location on Depot Square represents the southern terminus of the Twin Cities Rail Trail which when finished will consist of a circular patio area with landscaping, grass lawn, and seating. Impervious surface will be removed and ultimately reduced by 900 square feet.

Mr. Cichy made a motion to find a negative 2 determination. Mr. Sicard seconded. Motion passed 7-0.

Pursuant to MGL CH 131 § 40, Massachusetts Wetlands Protection Act, the Leominster Conservation Commission will hold a Public Hearing on a Request for Determination of Applicability for the conversion of lawn into a parking area in the riverfront area of Monoosnoc Brook. Address 85 Pleasant Street, Map and Parcel 3-16.

Ken Leung, the property owner, presented on the project. He is seeking to lay down gravel to an existing lawn area of the property to create more parking as he will be converting the old industrial building on site to residential apartments. He is willing to install concrete blocks below the gravel to improve drainage. He is planning on converting up to 8 parking spots worth of lawn.

Following some questions from Chair Raymond about possible determinations, Mr. Kremp recommended, based on the scope of work and existing conditions, that the Commission find a negative 3 determination with whatever conditions they see as necessary to protect the Brook.

Mr. Ridlon voiced his concern with the project being proposed as an RDA and would prefer to see it come through as a Notice of Intent to give the Commission better oversight into the specifics of the project, especially given the proximity to the Brook.

Mrs. Quinlan voiced concerns over excavation on an old industrial site which is likely to contain contaminants from the plastics manufacturing and storage which took place on the site historically. Mr. Chambers echoed these concerns. Mr. Leung stated that he believes that vehicles were stored in the area during the industrial period of the property.

Mr. Sicard shared his concerns about needing to remove some of the existing trees on the property to make space for parking as well as the possibility of a car backing into the brook. Mr. Leung stated that he does not plan on removing any trees and that the parking area will be on the side opposite the Brook.

Mr. Kremp reiterated his recommendation that the Commission find a negative 3 determination with conditions for erosion controls, notifying the agent 48 hours prior to start of work, and limiting the parking area to a maximum of 8 spaces.

Chair Raymond asked for a motion to find a negative 3 determinations with the above conditions. There was no motion made.

Mr. Leung stated that if he can't get a negative determination, he would likely scrap the whole project due to lending deadlines. Additional meetings would likely put him past the deadline for his current bank loan application. Because of the time concerns, Mr. Leung would be willing to accept any conditions on the project determined within this meeting.

Mr. Cichy suggested conditioning no excavation on the project, to which several Commissioners agreed that this would make the work acceptable without an NOI filing.

Mr. Cichy made a motion to find a negative 3 determination with the added conditions that erosion control barriers are installed during work, the agent be notified 48 hours prior to start of work, no excavation take place, and the parking area be limited to a maximum of 8 spaces. Mr. Sicard seconded. Mr. Ridlon voted no. Motion passed 6-1.

Certificate of Compliance - 275 Exchange Street (DEP file # 199-640)

Mrs. Quinlan made a motion to issue a complete certificate of compliance. Mr. Cichy seconded. Motion passed 7-0.

Pursuant to MGL CH 131 § 40, Massachusetts Wetlands Protection Act, the Leominster Conservation Commission will hold a Public Hearing on a Notice of Intent for tree removal, construction of a coop, and associated machine work. Address 445 North Street, Map and Parcel 289-1 . DEP File #199-1173.

Mr. Kremp gave some updates regarding the site visit the day before the meeting. In preparing for that meeting, it was found that a portion of the work included in the NOI was actually on a neighboring parcel belonging to someone other than the applicant. Mr. Kremp decided to ask Mr. Simoes to wait until Mr. Kremp is able to get in touch with the abutting property's owner and determine the next steps after that conversation.

Harwood Terrace site walk with Hannigan Engineering and DPW

Mr. Kremp recounted the site walk he had with Chris Anderson of Hannigan Engineering, John Roseberry of DPW, and Josh Brennecke, property owner, earlier that morning. Mr. Anderson had mentioned a level spreader, basically a horseshoe sized berm of crushed stone, at the foot of the drain pipe below the driveway to slow and disperse the flow of water exiting the pipe.

Separately but related to the site walk, Councillor Bodanza had called Mr. Kremp and suggested that the Commission issue a letter to the Mayor's office requesting the City hire an independent engineer to do their own analysis of the area around the Harwood site to ensure all possible mitigations are considered.

Mr. Sicard related that he had also visited the site separately over the previous weekend following the small rain event which he recalled being under an inch, and he said that the Harwood site and its stormwater infrastructure seemed to be handling the rain well.

20 Monoosnock Ave (DEP file #199-639)

Mr. Chambers made a motion to issue a complete certificate of compliance. Mrs. Quinlan seconded. Motion passed 7-0.

Meeting Minutes

January 24, 2023

Dr. Gullick made a motion to accept the minutes with edits as they appear on the drive. Mr. Cichy seconded. Motion passed 7-0.

Adjournment

Mrs. Quinlan made a motion to adjourn the meeting. Mr. Chambers seconded. Motion passed 7-0.

