



# TOWN OF CHARLTON CONSERVATION COMMISSION

Meeting Minutes  
Wednesday, March 23, 2022  
LOCATION: VIRTUAL VIA ZOOM

**Members Present:** Robert Hartwig  
Ed Nowak  
Ron Royer  
Mitch Dunn

**Members Absent:** Thomas O'Malley, James Allen, Arthur Bellerive

**Also Present:** Angela Panaccione, Conservation Director, and Rose Conway

1. **Call to Order:** 7:00 PM – Robert Hartwig

2. **Public Inquiries:**

None

3. **Approval of Minutes**

**Motion made by Mitch Dunn to approve the minutes from February 23, 2022.**

**Motion seconded by Ed Nowak**

**No further discussion**

4. **Signing of Documents**

None.

5. **Schedule of Public Hearings**

- a. 7:00 PM Notice of Intent (NOI) DEP# 128- 1848 – 0 A. young Road – Nihad Jassam – The applicant has submitted a Notice of Intent for the construction of a single-family house with a bedroom attached apartment and garage with associated work and utilities.

Angela informed the commission that the engineer had requested to continue the hearing to April 13.

**Motion made by Mitch Dunn to continue the hearing to April 13, 2022 at 7pm**

**Motion seconded by Ed Nowak**

**No further discussion**

- b. 7:00 PM Notice of Intent (NOI) DEP# 128-1855 – 157 Worcester Road- OMA Group, LLC – The applicant has submitted a Notice of Intent for the construction of a 150’X50’ storage building within the 100-ft buffer zone of a BVW

Jason Dubois from DC Engineering presented the project. He explained that the property was owned by Oma Group. The applicant was looking to add an additional storage. The building would be placed into a detention basin. He stated that DEP had few comments. Comments are below:

“The applicant should provide the method and proof of abutter notification for Commission review. As the proposed represents a commercial project not qualifying as redevelopment the applicant should demonstrate compliance with the Massachusetts Stormwater Standards and the BMP site criteria established in Vol.2 Ch.2 of the MA Stormwater Handbook, including but not limited to setbacks from Waters of the Commonwealth, separation from groundwater and suitable soil characteristics. MassDEP asks how the culvert proposed beneath the proposed structure will be maintained. As noted on the plan the foundation design including culvert details "will be designed by a structural engineer and architect to determine culvert through building details." As this feature will function as part of the storm water management system for the site, MassDEP recommends that the Commission ask for a stamped design for the building and culvert prior to the issuance of an OOC. MassDEP reminds the Commission of their right to employ third party peer review.”

Rose Conway stated that the proof of abutter’s notification had been submitted.

Jason stated that the site met all stormwater requirements; it had been reviewed by Graves Engineering. As far as the culvert being maintained, Jason stated that it was a 48 inches culvert, and it would not require much maintenance.

As far as the stamped structural design, Jason stated that the applicant would have the plan. He was waiting for the commission’s and Planning Board’s approval.

Angela asked if Jason had performed infiltration tests where the basin was being extended. Jason stated that Mike Andrade, himself, and the applicant had performed it and that the tests had met standard required separation of ground water. Jason added that it was depicted on the plan.

Angela stated that if the commission was amendable to requiring the stamped structural plan as a prior to work condition, she believed the project satisfied all the requirements including DEP’s.

**Motion made by Mitch Dunn to close the hearing and issue a standard Order of Conditions with Special Conditions – provide a structural engineer and architect plan to determine culvert through building details.**

**Motion seconded by Ed Nowak**

**No further discussion**

- c. 7:00 PM Land Disturbance/Stormwater Management Application – 451 Worcester Road – Gary Innamorati. The applicant has submitted a Land Disturbance/Stormwater Management Application for the expansion of an existing auto sales facility, including the installation of new septic & drainage system, the construction of a new building and the expansion of a new display area for vehicles.

Rose Conway informed the commission that the application was substantially incomplete and would not be opening the hearing.

- d. 7:00 PM Land Disturbance/Stormwater Management Application – 18 Sampson Road – Kenneth Kaszowski. The applicant has submitted a Land Disturbance/Stormwater Management Application for a soil stockpile for 53 Sturbridge Road.

John Perry from Lagan Engineering presented the application. He shared his screen and stated that he was planning on placing a stockpile soil on 18 Sampson Rd. The area was in the Southern portion of the site which has a large open field. he was not proposing any tree cutting/clearing. He was also proposing to surround the area with silt sock and silt fence for stormwater control.

Angela asked if the stockpile would be temporary. John stated that he didn't have a concrete answer and didn't know how long the pile would remain in the area. He explained that the pile would be immediately stabilized with seed mix to avoid any potential erosion.

**Motion made by Mitch Dunn to approve the Land Disturbance Permit**

**Motion seconded by Ron Royer**

**No further discussion**

- e. 7:00 PM Land Disturbance/Stormwater Management Application – 1 Meadow View Drive – Charlton Housing Authority. The applicant has submitted a Land Disturbance/Stormwater Management Application for the removal and replacement of the existing roadway and stormwater improvements.

Daniel Sheehan from Graves Engineering presented the project. He shared his screen and explained that the total land disturbance was 11,000 square feet. He was requesting a waiver for one section of the stormwater bylaw – 50% Total Phosphorus Removal.

Angela recommended making a motion to grant the Phosphorus Removal Requirement waiver.

**Motion made by Mitch Dunn to grant the waiver**

**Motion seconded by Ed Nowak**

**Motion made by Mitch Dunn to issue the Land Disturbance Permit**

**Motion seconded by Ron Royer**

**No further discussion**

## **6. Violations & Enforcement:**

70 Glen Echo Shore Rd – Retaining wall repair

Rose shared the pictures dated March 23 showing the conditions of the wall/lake. She stated that the applicant's contractor would not finalize the work this year.

Angela stated that more stabilization was required. After discussion, it was agreed to add gravel/stones to avoid the more sedimentation going into the lake.

88 Glen Echo Shore Rd – Retaining Wall repair

Rose informed the commission that the work had been completed.

City Depot Road Subdivision – Wetland violation update

Angela explained that she visited the site with the property owner and Art Allen. A follow up report would be presented at the next meeting.

**7. New/Old Business:**

Emergency Order – Gould Road – DPW

Angela stated that DPW needed a culvert replacement due to failure. She requested the commission to rectify the Emergency Permit issued.

**Motion made by Mitch Dunn to ratify the Emergency Permit.**

**Motion seconded by Ed Nowak**

**No further discussion**

73 City Depot Road

Angela explained that she visited the site and spoke to the property owners. She informed the commission that the owners used an excavator to pull rocks out of the bank of Glen Echo Lake. Further up on the yard, outside the 100 ft buffer; however, they dumped the pile in the wetlands near the Glen Echo outflow.

As remediation, the property owners agreed to remove the pile off site or way from the resource area/wetland area. Also, hand raked and smooth the rocks going down to the shore, adding seeds and utilizing erosion control blankets to cover it.

FMF repairs/improvements

Rose Conway informed the commission that Neil Johnson had been granted 80% of the installation cost for a well. It would provide the farm with an irrigation system. She stated that Neil would cover the remaining 20% and asked the commission if they would support the idea.

**Motion made by Mitch Dunn to approve the installation of the well/irrigation system.**

**Motion seconded by Ed Nowak**

Rose Conway also informed the commission that Neil was in the process of filing for a building permit to construct a bakery. She asked for the commission's approval.

**Motion made by Mitch Dunn to approve the construction of the bakery**

**Motion seconded by Ron Royer**

**No further discussion**

**8. Meeting Adjourned: 7:48 PM**

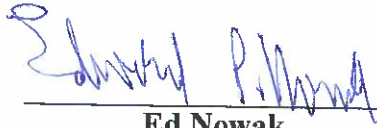
**Motion made by Mitch Dunn to adjourn at 7:45 PM**


**Motion was seconded by Ed Nowak**

**No further discussion**

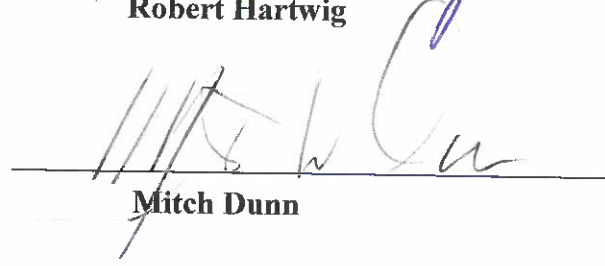
Submitted by:  
Rose Conway

Accepted by Conservation Commission:

  
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Ed Nowak

  
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Robert Hartwig

  
\_\_\_\_\_  
Ron Royer

  
\_\_\_\_\_  
Mitch Dunn