

FRUIT STREET DEVELOPMENT COMMITTEE
January 13, 2005
MINUTES

Fruit Street Development Committee Members Present: Ronald M. Clark, Board of Selectmen; Paul J. Nelson, Board of Selectmen; Robert Murphy, Conservation Commission; Eric Carty, Water/Sewer Division Manager; Alfred Rogers, Parks and Recreation; John Coolidge, Planning Board, OSC; David Stoldt, School Committee.

Others Present: Theodore D. Kozak, Executive Secretary; J.T. Gaucher, DPW Director; David Pickart, VHB; Constance Craycroft, Westboro Resident; John Craycroft, Westboro Resident; Carol DeVeuve; Mary C. Pratt, as an abutter; Lyn Branscomb, Hopkinton Ind.; Ken Allor; John Duffy; Robert Falcione, Hop News; Karen Webb; Muriel Kramer; Rebecca Robak and Tom Pratt

Public Meeting Opened

7:00 p.m. Vote: Mr. Ronald Clark asked for a motion to accept the minutes of October 28, 2004. Mr. Coolidge moved to accept the minutes. **Second Mr. Murphy. Unanimously voted.**

MEPA Response to SEIR

Mr. Clark noted that good progress had been made on moving further with the Phase I approval, which allows the northern road entrance to be used and work to go forward in the small parking area and playing fields. Mr. Clark explained that MEPA had asked the town to address thirteen items of which seven were approved, and additional information requested for the remaining six items, of which two items alternatives and cumulative impacts would represent the most required additional information. Mr. Clark also said that three State agencies had provided comments - the Division of Fisheries & Wildlife, Massachusetts Historical Commission and Department of Environmental Planning. All three agencies supported the SEIR as submitted, recommending approval. It appears that MEPA's request for additional information was based on comments from the Town Boards and private organization's letters.

Mr. Pickart of VHB agreed that the Town should be pleased with the Phase I waiver, that only three State agencies out of fourteen or fifteen responded, and they were very good comments.

Mr. Clark asked why MEPA had asked for supplemental information and Mr. Pickart responded:

1. MEPA had a new analyst assigned to the project at the last minute who was not familiar with the proposal.
2. Letters of support for Town Boards also asked for additional information and MEPA was responding to their request.
3. Several environmental groups had sent in letters commenting on the proposal.

Mr. Clark said the Committee needs to work with these Boards prior to submitting supplementary information to address issues. He suggested the Planning Board and Housing Committee work together on a new submittal for the housing component.

Mr. Clark stated he would like to see a site plan for the proposed housing development in the next sixty to ninety days.

Mr. Murphy said he thought the Conservation Commission Committee clearly presented what the Commission needed for the proposed plan.

Mr. Clark said this would be an opportunity to work together and go forward. He said that he asked Representative Loscocco to help set up a meeting to review the information MEPA needs from the Town. Mr. Clark also suggested that the Committee should review the possible alternative issues:

1. Sand and salt storage.
2. Roadway relocation issues.

The Town may wish to leave the sand and salt storage at Wood Street. Relocate the main entrance to the south of the property, keeping the Water and Sewer Department at the current Fruit Street office location.

Mr. Nelson commented that he did not approve of the State agency dictating the Towns' uses for this property. We should not suggest an alternative that we are not completely supportive prior to asking for their approval.

Mr. Clark proceeded with an overview of the MEPA comments. He began with the cumulative impact issues, noting the Conservation Committee's request for a water budget.

Mr. Pickart said the soils drain extremely well on this site and should not require a costly study as suggested. He said VHB had done a substantial analysis on the drainage for this plan, which should be more than adequate. He did not understand why MEPA would be asking for a study that is more stringent than the current storm water regulations.

Water supply issues: It was noted the possible misunderstanding that the Town would be developing these wells at this time and it was suggested that two of these wells not needed now be removed from the plan and show the area as under water department jurisdiction.

Waste water issues: The State supports this concept in general and asked for additional information on offsite locations and the impact of discharge on the proposed Recreation Fields.

Rare species: Mr. Clark noted the Conservation Restriction and Memorandum of Understanding was submitted, but for some reason was over looked by MEPA.

Transportation: It was noted by Mr. Pickart that there are few issues that need to be addressed and this should be restated in the report.

Mitigation: No issues.

Discuss Future Action for Project

It was agreed that the first step would be to have a meeting with the MEPA staff to get a better understanding of what they need from the Town.

Ground Breaking Ceremony

Once the Conservation Committee has approved the plan for the access road and parking lot, work will begin for access to the open space. A groundbreaking ceremony was proposed for some time in February.

Review Drainage Notice of Intent Proposal

Mr. Gaucher and Beals & Thomas have completed the design, which will be reviewed by the Conservation Commission on January 31, 2005.

The Committee discussed the potential need for funds to pay for supplemental work for the SEIR.

Vote: Mr. Nelson moved to place an article on the Town Meeting Warrant. **Second Mr. Rogers. Unanimously voted.**

Discuss Process for Communication of Recommendations to Home Committees

Mr. Nelson handed out a flow chart describing a process for meetings on various issues and who should be reviewing the various parts of the Master Plan. He asked the committee members to review it.

VHB and Beals & Thomas Payment Report

Mr. Kozak noted that VHB had agreed to allow the Town to hold 10% of the contract amount during the supplemental SEIR process. Should VHB be required to perform additional work outside of the original proposal, the Town would negotiate a new contract change order.

Vote: Mr. Stoldt moved to pay VHB the amount of \$39,495.04. **Second Mr. Rogers. Unanimously voted.**

Mr. Kozak noted the payment request by Beals & Thomas for drainage plans on Fruit Street and the main entrance.

Vote: Mr. Stoldt moved to pay Beals & Thomas the amount of \$10,454.61. **Second Mr. Coolidge. Unanimously voted.**

The next meeting will be held on Thursday, February 10, 2005, unless the meeting with MEPA has not been held.

Meeting Adjourned:

9:00 p.m. Vote: Mr. Murphy moved to adjourn. **Second Mr. Coolidge. Unanimously voted.**

Respectfully submitted,

Theodore D. Kozak
Executive Secretary

Date Approved: 02/10/2005

TDK/mkp