

EARTH REMOVAL STORMWATER ADVISORY COMMITTEE
TUESDAY, JANUARY 5, 2021, 7:00 PM
MINUTES

Chairwoman McHugh called the virtual meeting to order at 7:00 PM.

Members present: Eileen McHugh, George Barringer, Tom Delaney, Bob Hanninen, and Ed Perkins

PUBLIC HEARING – VILLAGE AT SHEPLEY HILL

In accordance with the provisions of Chapter 198 of the Code of Groton, the Earth Removal Stormwater Advisory Committee held a virtual public hearing to consider the application for a Full Stormwater Management Permit submitted by Shepley Hill Capital Partners, LLC, to construct a proposed subdivision as shown on the plan entitled, “The Village at Shepley Hill,” prepared by Meridian Associates, dated November 23, 2020. The proposed subdivision is located on land owned by H & G Realty Trust, Assessors’ Map 226 Parcel 2, on the westerly side of Longley Road and southerly side of Sand Hill Road.

Chairwoman McHugh called the hearing to order and read the legal notice published in the December 18, 2020 issue of the *Groton Herald*. Applicant Larry Smith and Julia Dickinson of Shepley Hill Capital Partners, Attorney Jill Mann, and design engineer Charles Wear of Meridian Associates were present.

Stormwater Inspector Michelle Collette disclosed that she would not be participating in the discussion or deliberations but would do the administrative tasks. Ms. Collette said her daughter was involved in the real estate transaction, so she filed a disclosure with the Town Manager and the Town Clerk on June 24, 2020, as recommended by the State Ethics Commission.

Mr. Wear presented the plan to construct 28 duplex units on 14 lots as shown on the proposed subdivision plan. Stormwater will drain in two directions – to the Groton Conservation Trust land to the west and to the wetlands to the east. Infiltration basins will be used to collect stormwater in the sandy soils. Five separate basins with Vortex units will be created. There will be no untreated discharge leaving the site and there will be no increase in the rate or volume of runoff as required in the Stormwater Management by-law. Recharge will comply with MassDEP Stormwater Management regulations. A minimum of 80% TSS removal is required, and this project will have 85% TSS removal. Several Cul Tec units will be installed to collect roof runoff. The drainage basins will be used as temporary sedimentation basins. Crushed stone will be provided at the construction entrances. The Operation and Maintenance Plan requires inspections of the drainage system components twice a year.

Chairwoman McHugh said the Committee received a report dated January 4, 2021 from Nitsch Engineering, the Town’s consulting engineer.

Member Perkins asked if there are access ports to maintain the Cul Tec units. Mr. Wear said “yes,” and pointed them out on the plan.

Member Perkins asked if the manufacturer’s representative would sign off on the installation of the Cul Tec units. Mr. Wear said, “yes.”

Member Hanninen asked if the homeowners’ association would maintain the stormwater management system including inspection of all the BMP’s. Mr. Wear said “yes.” Member Hanninen said this would be required as a condition of the permit. Mr. Wear agreed.

January 5, 2021

Page 2

Member Delaney said he did not have many comments because the system would be maintained by the homeowners' association and not the Town. Mr. Delaney said the system would be expensive to maintain and asked what would happen if the homeowners failed to do so. Mr. Wear said the homeowners must pay condominium fees to cover such expenses. Attorney Mann said she would submit a copy of the condominium documents to the Committee for the record.

Mr. Smith said it is all part of the budget for the homeowners' association. Ms. Dickinson said the developer covers all expenses in the first phase until the homeowners' association takes over.

Chairwoman McHugh asked if the applicant considered Low Impact Development (LID) options as part of the design. Mr. Wear said they did look at LID techniques, but the steep slopes and groundwater elevation made it difficult. He said they are using dry wells for roof tops and could look at other LID measures.

Chairwoman McHugh asked the applicant to submit a construction schedule for all the infrastructure. Mr. Smith said they would construct the entire road, drainage basins, and all infrastructure in the first few months. The first two homes will be built as models. The road will be paved to binder course.

Chairwoman McHugh said if the basins are going to be used as temporary sedimentation basins, they must be cleaned out and stabilized. Mr. Smith said they would use hay and winter rye to stabilize the basins.

Member Barringer asked about the size of the exclusive use areas (EUA) on each lot. Mr. Wear said the EUA would be 20 ft around each house. Attorney Mann said there are lot lines shown on the plan because this is a subdivision. The Condominium Association will own all the land. The individual homeowners only own their unit.

Member Barringer noted that there are no drainage easements because the condominium association will own and maintain the drainage system.

Bruce Easom, Conservation Commission member, said the site is in the Area of Critical Environmental Concern (ACEC), which prohibits filling a wetland. Attorney Mann said it is not prohibited because the project was filed as a "limited project" under the Wetlands Protection Act Regulations. She said she would send a letter to the Conservation Commission to address this matter.

Corey Brock asked if cisterns would be installed for fire protection. Mr. Wear said the project would be on Town water and would have fire hydrants.

Chairwoman McHugh asked the applicant to address the issues raised in the Nitsch Engineering report for the next meeting.

The motion was made by Barringer, seconded by Perkins, to continue the public hearing on February 2, 2021 at 7:00 PM. The motion passed unanimously by roll-call vote with McHugh-aye; Barringer-aye; Delaney-aye; Hanninen-aye; and Perkins-aye.

INDIAN HILL MUSIC PROGRESS REPORT

The Committee met with Gary Shepherd of Shepco Construction and environmental analyst, Tom Christopher, of Christopher Environmental Associates (CEA), to discuss compliance issues at the site of Indian Hill Music, 122, Old Ayer Road. The Committee received reports dated December 14, 2020 and December 31, 2020 from CEA.

January 5, 2021

Page 3

Mr. Christopher said he had visited the site multiple times and recommended installation of more hay bales, siltation fence, silt filter socks, etc. to prevent siltation of James Brook. The forebay of the drainage basin has been cleaned out. He noted that the outfall of the drainage basin is very close to Old Ayer Road so it is difficult to mitigate the problem. He said the turbidity is being caught up in the vegetation, but there was no turbidity in James Brook at his last inspection. He said progress has been made at the site, but there is more work to do. Water levels in the basin must be kept low. There is a 21,000-gallon tank in the parking lot so water can be pumped out of the basin and spread in the corn field on the southerly portion of the site.

Mr. Shepherd said they are trying to address all the drainage issues, but the soil conditions make it very difficult. They are working closely with Mr. Christopher to implement his recommendations.

Member Barringer cautioned the applicant to be prepared to address wind-blown erosion in the spring with the fine soil conditions. Mr. Christopher said they would address this issue in late March.

Member Hanninen said he drove by the site recently and was impressed with the amount of work that has been done to date. Member Delaney agreed that things are looking much better and we should continue to move forward.

Chairwoman McHugh said she and Michelle Collette walked the site with Gary Shepherd on December 26, 2020 and discussed remediation plans. She asked if Dillis and Roy, the new site engineer, would address the outstanding items in the SWPPP reports. Mr. Shepherd agreed.

Mr. Shepherd said they have pumped 42,000 gallons and have been using flocculants to remove the silt. The work is on-going. He said he would work with Tom Christopher and Stan Dillis to address the concerns with the SWPPP reports. Chairwoman McHugh said the Committee would ask Nitsch Engineering to review the Dillis and Roy reports on the SWPPP reports when they are submitted.

Jared Gentilucci of Nitsch Engineering said he visited the site and agrees with Tom Christopher's recommendations to pump out the drainage basin and create chambers with earthen berms or crushed stone.

Bruce Easom, Conservation Commission member, said pumping water from the basin is a big improvement and agreed with dredging out the sediment in the basin. He asked where the sediment would be deposited. Mr. Shepherd said there is any area in the parking lot surrounded by crushed stone and silt fence to stockpile the sediment. He noted that the soils are a very dense, blue clay.

Peter Morrison, Conservation Commission member, said the dramatic improvements are evidence that things are progressing.

Gary Shepherd said this project is a benefit to the community and they know they must address the stormwater issues.

Nik Gualco, Conservation Administrator, said the Commission is working with the Stormwater Inspector to coordinate inspections. Gary Shepherd said site visits should be coordinated with Michelle Collette, Stormwater Inspector.

OLIVIA WAY PROGRESS REPORT

The Committee discussed Olivia Way and progress on the stormwater system mitigation plan. Stormwater Inspector Michelle Collette reported that no additional work had been done at Olivia Way and final paving had not been installed. She said there was a considerable amount of ponding on the road from the interior of the circle from the rainstorm on December 25, 2020. She said she saw tire tracks from someone who drove across the circle which contains the subsurface stormwater infiltration system and other infrastructure. She expressed concern that such vehicular traffic could cause damage to buried infrastructure.

Elizabeth Esielionis, 3 Olivia Way, said a company hired by developer Peter Cricones has been plowing Olivia Way.

Member Delaney said the final paving cannot be done until April at the earliest.

Member Hanninen said the Committee should ask Mr. Cricones to mark the area around the circle to prevent people from driving through.

The motion was made by Barringer, seconded by Perkins, to send a letter to Mr. Cricones requesting that he mark the circle to prevent vehicles from driving through the cul de sac. The motion passed unanimously by roll-call vote with McHugh–aye; Barringer– aye; Delaney–aye; Hanninen–aye; and Perkins–aye.

MINUTES

The motion was made by Hanninen, seconded by Perkins, to approve the minutes of November 17, 2020. The motion passed by roll-call vote with McHugh–aye; Delaney–aye; Hanninen–aye; and Perkins–aye; Barringer– abstaining;

The motion was made by Hanninen, seconded by Barringer, to approve the minutes of December 1, 2020. The motion passed unanimously by roll-call vote with McHugh–aye; Barringer– aye; Delaney–aye; Hanninen–aye; and Perkins–aye.

Meeting adjourned at 8:00 PM

Respectfully submitted,

Michelle Collette
Earth Removal Stormwater Inspector