

HOPKINTON CONSERVATION COMMISSION
MINUTES OF MEETING
JUNE 9, 2022
TOWN HALL

I. The meeting was called to order at 7:00 p.m. Present were Gary Marsh, Chairman, David Augustyn, Vice Chair, Deborah O'Leary, Secretary and Dawn Spears.

II. A motion was made and seconded and the meeting minutes for 5/12/22 were approved by voice vote with no changes.

III. Featured Items.

Land and Water Summit URI, July 14 and 15.. Deb and Gary have already registered for the summit. Commission members should register by July 1st to receive the discount. Vouchers can be submitted to Town Finance for reimbursement. Deb will attend the special Statewide Conservation Commission Association meeting on Thursday afternoon. Keynote address by Loren Spears and seminars will take place on Friday at URI Memorial Union.

Hybrid meetings: We discussed some of the positive and negative aspects of holding hybrid meetings. We had questions involving quorum and also technical issues. Town Council Liaison, Bob Marvel will get those answers for us. The motion was tabled to our July meeting.

IV. New Business:

Farmer's Markets and Economic Development. Should we restart Hopkinton's EDC? The consensus was that we need an active EDC in Hopkinton. The discussion included ideas which could be the purview of EDC and possibly the newly founded Communications Committee.

The idea of a Hopkinton Farmers Market is good for the farmers and the Community, but we need to have established criteria for participation #1 the participants need to grow or make what they sell. Events like a farmer's market encourage community involvement. We will ask Councilman Geary to attend our July meeting so we can discuss ways to resurrect the EDC.

V. Officer's Reports:

Planning Board: David gave an overview of the last Planning Board Meeting discussing the Bergen two lot subdivision on Grassy Pond Road and the 140 lot Brushy Brook Subdivision off Dye Hill Road. (See attachment A)

Budget Items: Printing and laminating archeological and sacred site notice boards for the Land Trust from Print Source: \$32.40

Member and Public Forum: No members of the public were in attendance. The members discussed the following topics: Community Engagement: Dawn Spears shared her thoughts on how a community event would allow town residents to meet and greet members of our boards and commissions in a social setting. For example: an ice cream social. David spoke about encouraging younger residents to get involved, perhaps connecting with high school seniors who need to do community service as a graduation requirement. Deb thought a Community Outreach event (as suggested by Dawn) might be a way to

encourage involvement. Land Trust Days are another event we could build on.

VII. Action Items and future meeting topics: July 28th @ 7 pm will be our next meeting. EDC, Communication Committee, Land Trust and how to coordinate our work with theirs. Perhaps have a joint meeting?

VII. The meeting was adjourned at 8:35 p.m.

Attachment I

Planning Board Meeting Notes

Meeting on 6/1/2022

This meeting covered the Bergen plot and part of the preliminary plan hearing for the Brushy Brook subdivision.

Notable points from the Bergen Plot:

Though it did not apply to Bergen, a classified subdivision requires twenty foot wide roads under the fire code.

Planning board accepted the Bergen plan with the condition, among other things, that the DEM letter about the abutting wetlands be attached to the deed of the two residential plots on the thirty acre parcel.

Notable points from the partial Brushy Brook Subdivision preliminary plan hearing:

Primer: The Brushy Brook Subdivision plans to include about 140 single-family residential units setback 700 feet from Dye Hill Road and several hundred feet away from Arcadia management areas.

The speakers for Brushy Brook discussed (1) the ongoing history of the Brushy Brook subdivision plan, (2) water and septic issues, (3) issues of wetlands and setbacks to Arcadia management area, and (4) sidewalk and traffic issues.

1

The speakers included Attorney Landry, Eric Preavey, Tim Thies, and Mr. Ferrari (CEO of the hydrological assessment/ well drilling company).

Planning Board member concerns:

Al: He wants actual field results of the water assessment that clearly establishes water yield before the board approves of the preliminary plan.

Attorney Landry- Important Point for Water and Septic:

The State, through DOH and DEM, must approve of the design standards for the public water system and community septic designs before the developers can seek approval from the Planning Board at each of the several phases of the development. (Political redundancy can be

nice. Each phase consists of about twenty units.

Also, Ferrari and Thies went into detail about the field water assessment. (i.e. drilling, monitoring, twenty four hour pump and recharge, seventy two hour pump and recharge.)

Ron/ Chairman: In return for leniency, he proposed an olive-branch invitation to redevelop properties on main street.

Carolyn: She voiced concerns about the relevancy of climate change to the preliminary plan.

2

Landry- The original water budget analysis demonstrated adequate water conditions for the original 270 units under drought conditions.

Ferrari- Mr. Ferrari's company independently reviewed the original water budget analysis and validated its findings with their own analysis. He also claims that the current water budget accounts for drought conditions accounted for climate change and seasonal shifting.

Al and Talia: Raised concerns over requiring a no cut buffer provision to be included in the deeds of the residential units.

Attorney Landry:

History of the subdivision plan: In December of 2010, the Hopkinton Planning Board gave Master Plan Approval to the Brushy Brook Subdivision. The subdivision reduced the residential plots from 270 units to approximately 140 units. The planning board utilized a cluster development formula that determined the reasonableness of the preliminary plan. The planning board approved the use of community septic and public water in the plan.

The plan complies with required and preferential setbacks from Arcadia management area.

3

Attorney Landry advocated for Hopkinton's need to move from 8% low income housing to 10%, but conceded that the development would no longer supply low income housing.

Landry's points on water were included under board member concerns.

Septic: The developers await DEM's decision on the subdivision suitability application due to DEM's investigation into the community septic plan.

Eric Preavev: (Note. this engineer has not visited the site yet)

Water: DOH approved wellfield siting.

Septic: The community septic plan meets RIDEM's nutrient loading requirements.

Design: Step tankpumptreatment stationleach field

The design allows for proper separation if a 10 year error occurs (?)

He plans to visit the site to place grates, so that the contractors do not site the drainage fields incorrectly.

Wetlands: The firm provided RIDEM with design specifications for the pumps (septic?) and received a freshwater wetlands permit.

Stormwater: Stormwater dealt with several RIDEM approved Best Management Practices (BMPs) including a stormwater wetland complex, sump basins, and swales that should avoid flooding issues.

4

Because of the use of BMPs, any transfer of stormwater to the abutting lands or wetlands would be natural and negligible. (good, but stay skeptical)

Tim Thies:

General description of assessment for public water systems (as corrected by Mr. Ferrari):

(1) Onsite and in-the-office geological survey for well siting, (2) water demand calculation, (3) drilling and monitoring of the well conditions, (4) Physical 24-hour and 72-hour pumping tests to determine volume yield and recharge rate.

RIDOH requires twice the amount of water volume for the calculated level of demand. Again, RIDOH will need to approve the plan before it reaches the Planning Board for approval.

Mr.Thies and the planning board had a veiled discussion on water storage containers.

He extended cooperation with concerned abutters about their water yield to improve public participation in the development.

Ferrari:

See his other comments above

5

Water: the water assessments suggest a 212 million gallon yield in normal conditions and 165 gallons in drought conditions. (There still may be concerns about summer water usage, I don't know).

The wells would probably be drilled 400-500 feet down into bedrock.

The water quality monitoring under step (3) (see above) will include the usual water quality analyses and pfas.