

**BROCKTON CONSERVATION COMMISSION**  
**Thursday, October 12, 2017 – 7:00 PM**  
**GAR Room – City Hall**  
**Meeting Minutes**

**Present:** Mr. David Zaff, Dr. James Cobbs, Mr. Samuel Ward. Also present are Henry Nover and Caitlin Nover of Nover-Armstrong Associates, Inc.

1. Certificate of Compliance  
Property: 81 Forest Street  
Applicant: Trojano LLC  
Representative: Green Seal Environmental

**Comments by Nover-Armstrong:** I spoke with Shane from the Brockton Planning Department and we are both OK with issuing a COC for this project. There were a few changes made to the project. Some of the utilities were installed in different locations but not within the Commission's jurisdiction. There was also a landscaped island outside of the buffer zone that was eliminated.

**Comments of the Commission:** Mr. Zaff asked for confirmation that the landscaped island was outside of the Commission's jurisdiction and noted that its elimination was likely due to traffic issues. Mr. Nover responded stating that yes, the island is outside of the buffer zone and its removal has no impact on the infiltration system. Mr. Nover stated that Nover-Armstrong recommends issuing a complete COC.

**Decision:** To issue a complete Certificate of Compliance with continuing conditions.

**Motion:** Mr. Ward

**Second:** Dr. Cobbs

**In favor:** All

**Opposed:** None

2. Notice of Intent  
Property: Plots 10, 11-1 Oak Hill Way & 90 Plain Street  
Applicant: EOMS  
Representative: LEC Environmental / JK Holmgren Engineering

**Presenter:** Scott Faria, PLS

**Comments by JK Holmgren:** We were here a month ago. Since then we have been in discussion with Nover-Armstrong and have submitted revised plans. We received Nover-Armstrong's comments today and have no issues with any of their comments.

**Comments by Nover-Armstrong:** Mr. Nover stated that Nover-Armstrong believes the Commission now has sufficient information to rule on this project. Mr. Nover stated that there had been some discrepancies with BLSF impact for the Edson Brook utilities crossing however that has been resolved. Mr. Nover stated that the proposed project's stormwater management systems are now in compliance with the Massachusetts

Stormwater Standards and that the wetland resource area impact quantifications are now accurate.

Mr. Nover stated that Nover-Armstrong has put together a list of potential special conditions for the Commission to consider which include: holding a re-construction meeting before the start of each phase of the project, inspection of the erosion and sedimentation control barrier before the start of construction of each phase of the project, that the Applicant request a Partial COC for Phase 1 work before starting Phase 2, that the Applicant submit an As-Built Plan with the request for Partial COC for Phase 1, that the Applicant include a narrative and incremental volumetric calculations with the Phase 1 request for Partial COC, that the Applicant perform additional soil evaluations for the design of proposed subsurface infiltration structures for the roof runoff from the Phase 2 office and maintenance buildings, and that the Applicant submit an As-Built Plan, narrative, and calculations for the final request for COC.

**Comments of the Commission:** Mr. Zaff stated that it is important that the Plan of Record be present on the Site.

Mr. Ward asked whether the buildings to be constructed in Phase 2 were taken into consideration during the design of Phase 1 stormwater management. Mr. Nover responded, stating that yes, the building were taken into consideration. Nover-Armstrong's recommendation to require additional soil evaluations was due to the fact that varying soils were found during the previous soil evaluation on the Site. Mr. Nover stated that the additional soil areas to be evaluated are for the roof runoff infiltration systems.

Mr. Zaff asked if there were any comments from the public.

**Decision:** To close the hearing and issue an Order of Conditions with standard special conditions as well as additional special conditions as described by Nover-Armstrong.

**Motion:** Dr. Cobbs

**Second:** Mr. Ward

**In favor:** All

**Opposed:** None

3. Notice of Intent

Property: Campello MBTA Station

Applicant: Mass Bay Transportation Authority

Representative: BSC Group

**Presenters:** Kathryn Eagan and Kaitlyn Rumol of BSC Group and Holly Palmgren of MBTA

**Comments by BSC Group:** Ms. Rumol stated that the purpose of the project is for parking lot and stormwater management improvement. The work includes a full depth pavement repair and that said that all of the work is limited to the existing footprint. Ms. Rumol stated that there are three constraints on the Site which include work within the 100-foot buffer zone to BVW and Bank, work within the 25-foot Riverfront Area to Salisbury Plain Brook, and an AUL on the Site.

Ms. Eagan stated that this work is mandated by the AUL. Ms. Eagan stated that stormwater management improvements include the installation of a 4,000-gallon oil grit separator. She stated that due to the AUL no infiltration systems are allowed.

Mr. Zaff asked how big the lot was. Mr. Eagan responded, stating the Site is 100,090 sqft in total.

**Comments by Nover-Armstrong:** Mr. Nover stated that this project is not quite a redevelopment project because the amount of impervious surface is increased slightly. Mr. Nover stated that any project with an increase in impervious surface needs to comply 100% with the standards.

Mr. Nover asked that the AUL be discussed in more detail. Ms. Palmgren responded, stating that an AUL was placed on the Site under 21E. She stated that in order for the Site to remain in compliance there needs to be a pavement cap in place on Site. She stated that MassDEP noted cracking on the pavement and are requiring that it gets fixed.

Mr. Nover stated that he has not seen any of the AUL documentation. For this project they need to comply with the Standards to the maximum extent practicable. Mr. Nover stated that certain areas, including the access drive and smaller parking lot, are still draining directly into the Salisbury Plain. Mr. Nover stated that there is room to improve stormwater in those areas. He stated that the Site is close to a critical zone.

**Comments of the Commission:** Dr. Cobbs stated that he knows this area well. He stated that the Applicant has already considered installing one oil grit separator and that he thinks there is room for more. Dr. Cobbs stated that he is concerned with stormwater flowing directly into the stream.

Ms. Eagan stated that they will be placing low salt area signs around the lot. Mr. Zaff asked who will be maintaining the lot. Ms. Eagan responded, stating that the MBTA has a contract for maintenance. Dr. Cobbs stated that salt would be necessary for icy conditions since there are steep slopes. Mr. Cobbs also questioned where the snow would be stored on Site.

Mr. Zaff asked whether there are any comments from the public. Ms. Palmgren requested a continuance to the next meeting.

**Decision:** To continue the hearing until the October 26, 2017 meeting.

**Motion:** Dr. Cobbs

**Second:** Mr. Zaff

**In favor:** All

**Opposed:** None

#### **Other Business/On-going Projects/Minutes/Discussion/Up-Dates**

None.

**Motion:** By Dr. Cobbs to adjourn the 10/19/17 meeting of the Brockton Conservation Commission.

**Second:** Mr. Zaff.  
**In favor:** All  
**Opposed:** None

Meeting adjourned.