

Earth Removal Advisory Committee – September 26, 2018 Meeting Minutes

Time: 7:04 pm – 9:13 pm

Location: Town Hall

Members Present: John Picariello, Chair; Cabot Dodge; Ted Smith; and Toni Bandrowicz

Members Absent: Katheryn White; James Potts; George Potts, and Gary Barden

Also present was Thomas Pascuccio and Nicholas S. Meninno from Meninno Construction Co.

Meeting was called to order at 7:04 pm

White Court LLC had submitted an Earth Removal permit application, dated September 25, 2018.

When asked about the status of the project, Mr. Meninno informed ERAC that he was waiting for Verizon to decommission and build a new tower, which he anticipated would take about 3 weeks. After that he could get a demolition permit and take down existing structure. Test pits drilled showed less ledge than anticipated, he figures a 6-8 foot ledge cut for the underground parking lot.

Mr. Picariello expressed concern about the truck route going down Essex Street, as he anticipated objections from the residents about the number of trucks. Mr. Meninno questioned whether town could prohibit trucks from using the road as it is designated a truck route but he is not opposed to having a restriction in the permit that prohibits trucks from going down Essex Street past the Danvers Road bridge.

Mr. Picariello noted that the property was fenced.

Asked as to during what hours the company intended operate, Mr. Meninno said 7 am to 5 pm on weekdays and, though not anticipated it would be frequent occurrence, requested having the option to work on Saturdays from 8 am to 12 pm if necessary, when needed. No crushing or hydraulic hammering on Saturday, Sunday or holidays.

Mr. Meninno noted that, unlike other development projects in town, the neighbors are pleased with the project proposed at White Court. He has presented the town with signatures of neighbors not opposed to the project.

Discussed next was the duration of the removal activities, and Mr. Meninno said that the bulk of activity will be done by the end of the year, there may be delay on backfilling and so have some trucking in Spring, but he is pushing for the foundation to be poured before frost. Mr. Picariello noted that the permit is limit to 1 year, and Mr. Meninno said that was acceptable.

As for the area and depth of excavation, Mr. Meninno said that they would be going down approximately 12 feet from present grade, noting again that there will be only about 50% that is ledge.

Steepness of slopes excavated was said to be not applicable to this project.

Mr. Meninno went over the long-term storm drainage plans for the project which calls for installation of new pipes and a "level spreader" that will drain in the lower lawn area. Removing the asphalt parking area and school buildings will allow greater ground penetration of rain water.

Tree stumps will be trucked to Fricklin farm in Gloucester for disposal.

When asked about the planned easement, Mr. Meninno said that they are working with a landscaper to create a path that will meander over both the existing Blythswood easement and the new easement that will be created on the White Court property.

Discussed the removal of trees on the property and the company's plan to move a large beech tree about fifty feet. The arborist wants to prepare it now for moving in the spring to hopefully save it.

The organic layer of soil will have to be brought offsite (to Peabody). There isn't an area that it can be stored and not be in the way. This is approximately 3000 cubic yards and was counted in total removal load.

Excavation will be occurring far from the street (Littles Point Rd.) and 20 feet from the neighboring lot lines.

The company will be crushing on site, so Mr. Picariello suggested that material be stacked so as to create a barrier with neighboring property. Mr. Meninno explained that was not feasible, and would result in loss of trees. The plan was to store material on the Wilkinson side of the property.

As for dust control, the company will have a Buffalo Turbine mister in use, and have also custom fabricated dust control measures into the crusher. Photos can be provided to ERAC. The company will also have supplemental 2000 gallon water truck available on site.

It was noted that the Selectmen will likely be concerned about noise and dust control as that was an issue with the Greenwood Ave. project.

Pest management was discussed next and a copy of the new by-law requirements regarding pest control was given to the company. Mr. Pascuccio said the company will likely be using "A-1" pest control and will relay the by-law requirements to them.

With respect to street sweeping, Mr. Meninno said he would prefer if the requirement was on a "as needed" basis. They plan on placing a 2" stone entrance 50 feet long for the trucks to drop any dirt off of the tires prior to driving on public roads.

The company had no objection to a permit condition requiring that any damage to roadways be repaired within 6 months.

Mr. Picariello went through the recent Greenwood permit noting some of the requirements that the Selectmen had included in that permit.

Mr. Pascuccio suggested that the Earth Removal permit application be revised to include all the required items in the bylaw. Now that the by-law has been revised by town hall, the application will now be updated to reflect the additions needed.

A motion was made and voted on to approve the application and present it to the Selectmen. The Earth Removal permit for the White Court project will be taken up at the October 17, 2018 Selectmen's meeting.

Meeting adjourned at 9:13 pm.