



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes September 11, 2013

Bill Dausey, Andrew Chagnon, Joy Anderson and Justin Arbuckle were present. Terry Bradley and John Brown were absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Chagnon opened the meeting at 7:00PM.

Citizen's Forum

Stephano Pizzarani at 115 Samuel Drive wants to know what he can do on his property. He is looking to install solar panels (Solar City) and some trimming of trees, etc. may be needed. Mr. Chagnon explained where the wetlands are located and what the Conservation Commission's (NCC) jurisdiction is. Also, he explained about the 25 foot no disturb zone at the rear of the lot that is specific to the lots in Reservoir Heights. Mr. Pizzarani does not know yet what will be suggested to be trimmed. He is also getting a lot of moss growing on the building(s) as the property is very shady. Mr. Chagnon suggested that once Mr. Pizzarani gets the assessment from Solar City, to call the Conservation Office and schedule a site visit to have the NCC go and look at the property.

(248-603) 16 Prescott Road (Map 1, Parcel 89)

Proposed construction of a three car detached garage with work activities within the 100 foot buffer zone of a Bordering Vegetated Wetland and within the outer 200 feet of a Riverfront area. The applicant is Jason Shumate represented by Civil Site Engineering, LLC, 128 West Hartford Avenue, Uxbridge, MA 01569.

Mike Yerka of Civil Site Engineering was present. The NCC visited the site and suggested a restoration of the area that contains bricks and concrete. This is shown on the revised plan. At the last meeting, there was concern about the location of the garage since it is such a large lot. It was determined at the site visit that the proposed location is the best place for the garage. The owner would like to take out an additional tree that is leaning, etc. and replace it with a three inch caliper tree. The NCC is agreeable to that.

Mr. Chagnon suggested that the small areas to the south and to the west of the pond be no longer maintained to provide additional buffer for wildlife and it will help mitigate the small section of canopy that will be taken down.

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Dausey and seconded by Ms. Anderson. The NCC voted 4-0 to approve the plan entitled %Conservation Site Plan for Jason Shumate 16 Prescott Road+ dated August 8, 2013 with a final revision date of September 10, 2013 with the condition that the small areas to the south and to the west of the pond be no longer maintained.

(05-RDA-2013) Self-Storage Units 546-566 Providence Road (Map 24, Parcel 121)

Proposed construction of a self-storage building on abutting property to a resource area. Building to be built on slab at grade with minimal grading at end of building to provide a level surface. A stone trench will be installed behind the building to capture and control roof runoff from back of buildings. Stormwater runoff from front of buildings will be collected in catch basins and drain to an infiltration line. The applicant is Providence 540, LLC represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Cheryl Peterson of Heritage Design Group explained that Tim Hare wants to build self-storage units along the rear property line. The abutting parcel has a wetland, so part of the storage units would fall in the 100 foot buffer zone. This wetland was created from the overflow of drainage from Providence Road where there is a manhole, per Ms. Peterson. The manhole has since been cleaned out and it is working better but the area now has hydric soils. This wetland is not isolated. The self-storage units would be on an already disturbed area of hard packed gravel which would remain in front of the storage units. A trench will run along the rear of the building(s) to collect runoff. It will be a public storage facility that will be made of wood or metal. There is no drainage within the units such as for any leakage from a stored automobile.

Motion made by Mr. Arbuckle and seconded by Ms. Anderson. The NCC voted 4-0 to issue a negative determination for the plan entitled %Site Plan Prepared for Paul Hare Providence 540, LLC 546 Providence Road+dated April 23, 2013 with a final revision date of August 19, 2013.

Minutes

June 26, 2013

There was no quorum to approve these minutes.

August 28, 2013

These minutes have been tabled to the next meeting.

August 28, 2013 (Executive Session)

These minutes have been tabled to the next meeting.

Old / New Business

Vegetation Management Plan . Need / Support

Rob Van Meter could not be present tonight so the Vegetation Management Plan has been tabled to the next meeting of September 25, 2013.

Enforcement Actions

None

Other

The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The NCC voted 4-0 to adjourn the meeting on or about 7:46PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant