



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

**7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
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### **Meeting Minutes July 28, 2014**

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

Mr. Arbuckle opened the meeting at 6:47PM.

#### **(248-617) Osterman Commerce Park Temporary Access Plan off Church Street Extension (Map 28 Parcel(s) 6, 7, 72, 73, 74)**

Proposed construction of temporary access road and wetland crossing to allow construction equipment to access upland area, restoration of wetland crossing upon completion of work, and construction of turtle nesting areas in the buffer zone. The applicant is VE Properties IX, LLC represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Eric Bazzett of Heritage Design Group representing VE Properties (the applicant) provided the green cards and explained that the parcel is +/-92 acres. Three Notices of Intent (NOI) have already been approved. One for the maintenance building, one for the permanent wetland crossing (Phase II) and one for Phase I of the Commerce Park (the medical and office buildings).

This proposal is to construct a wetland crossing and complete the wetland replication area(s). The access will be from the Dyer property to the south and Mr. Osterman has obtained a temporary easement from the Dyer estate to access his property from this direction. There will be erosion control barriers along each side of the crossing and the turtle nesting area will have erosion controls according to the replication schedule provided by EcoTec and approved by the Natural Heritage Endangered Special Program (NHESP). Eventually, the crossing will be permanent, but they will need to file a Notice of Intent when they are ready. There will be some tree removal and Mr. Bazzett believes they are mostly pines and oaks. There is a sewer easement that runs through the property. They will excavate the permanent crossing area and bring the materials to the wetland replication area(s).

The temporary crossing will be a single culvert covered with two inch to six inch stone so there will be no erosion or wash out. The temporary crossing will be disassembled once the replication area(s) and turtle nesting area are complete. This crossing has already been approved by the Army Corps. Of Engineers and NHESP, per Mr. Bazzett. The roadway will be a 16 foot travel surface of compacted gravel except at the crossing.

Also, they will construct the turtle nesting area while they have access to the property. They will have to construct the nesting area between October 15 and April 15 when the turtles are not active. The turtle habitat proposal is from Eco Tec and has been approved by NHESP.

The NCC had questions on the culvert crossing and Mr. Bazzett went into more detail of how the culvert crossing will be constructed. Mr. Bazzett explained that the existing roads shown on the plans are just paths within an open area. There is no access from the railroad property even though a path is shown on the plans. There is about a 10% grade from the Dyer property to the crossing.

VE Properties is working with the Town on a grant for a Phase II road construction plan for Church Street extension.

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

The NCC discussed a special condition that the replication area plant life should be completed as well. Ms. Kinney will look into what the State lists as the dry season of the year.

Motion made by Mr. Dausey and seconded by Mr. Deorsey. The NCC voted 4-0 to approve the Osterman Commerce Park Temporary Access Plan dated June 9, 2014 and to follow the replication schedule on page 4 of the plans and listed in the standard conditions.

**Other**

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

Motion made by Mr. Dausey and seconded by Mr. Deorsey. The NCC voted 4-0 to adjourn the meeting on or about 7:30PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney  
Conservation Administrative Assistant