



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes June 13, 2012

Andrew Chagnon, Bill Freer, Joy Anderson and John Brown were present. Diane Schotanus, Terry Bradley and Cheryl Peckham were absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Brown opened the meeting at 7:09PM. We were waiting for a quorum.

Citizen's Forum

None

(248-584) Douglas Road (Map 3, A.P.O. Parcel 121)

Proposed delineation of wetlands using 50% or more wetland indicator plants, saturated / inundated conditions and hydric soil indicators. The applicant is Douglas Road Industrial Realty Trust represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

A letter from the applicant was submitted requesting a continuance of this Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to continue the Public Hearing to July 11, 2012 at 7:05PM.

(05-RDA-2012) Lot 63 Rebecca Road (The Camelot) (Map 16, Parcel 279)

Proposed construction of a single-family dwelling with associated grading located within the 100 foot vegetated buffer zone, but is outside the 50 foot buffer zone offset. The applicant is J & F Marinella Development Corporation represented by Heritage Design Group, One Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group explained that the work will be outside the 50 foot buffer zone of the wetland. All construction utilities in the easement through the property have been previously approved. The lot is already cleared so it is a previously disturbed area. Wetland markers will be installed as shown on the plan. Also a tree line will be installed to separate the gravel easement from the dwelling. The easement will be maintained.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to issue a negative determination.

(248-588) 2356 Providence Road, "Ashton Place" (Map 25, Parcel 113)

Proposed rehabilitation and conversion of an existing nursing home to a 23 unit apartment complex including the addition of a paved driveway, catch basins, stormwater basin and

associated grading and appurtenances. The applicant for this project is Providence Road 2356 represented by Guerriere & Halnon, Inc. 1029 Providence Road, Whitinsville, MA 01588.

Mike Weaver of Guerriere & Halnon, Inc. stated that this is the second hearing of the project and the site walk has been completed. There are provisions in the bylaw to allow work under an exemption.

He then gave a brief summary of the project including how the driveway will be around the building per the requirements of the Fire Chief. The roadway will be maintained on the existing flat area and no digging will be needed. The Conservation Commission is concerned with one corner of the driveway that looks to be very tight. Mr. Weaver stated that it is 15 feet wide and a fire truck will be able to fit through there so the cars will not be a problem either. The driveway will be one way around the building.

The area is previously disturbed. There will be changes to the rip rap slope to correct the erosion problem(s). This will improve the overall functions to the wetlands. There is no stormwater treatment now and all will be collected and treated once the project is complete. All debris will be removed by hand.

Per Mr. Weaver the Safety Committee wants to meet one more time on this project, however, it has not been scheduled yet. The ZBA will meet on this tomorrow night (Thursday, June 14, 2012) and the Planning Board will close at their next meeting on July 10, 2012 (they are waiting for the Safety Committee to meet). Mr. Chagnon suggests continuing this Public Hearing to a future meeting to let the other Boards have their reviews in case any major changes need to be made.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to continue the Public Hearing to July 11, 2012 at 7:10PM.

(06-RDA-2012) 14 Lea Avenue (Brendon Woods) (Map 18, Parcel 151)

Proposed 16 foot by 16 foot addition and a 16 foot by 12 foot deck. The work is within 54 feet of a drainage easement. The applicants are Tom and Sue Brouwer.

Sue and Tom Brouwer explained that they are looking to put a 16 foot by 16 foot addition off the back of the house after removing the existing deck. A 16 foot by 12 foot deck will be added on the side of the addition. The closest point will be 56 feet off the drainage easement as shown on the plot plan.

Mr. Chagnon asked if all work will be in a previously disturbed area and it will be. He then explained to the owners that according to the Brendon Woods (subdivision plans) there is a wetland running across the back of their property and what the Conservation Commission's jurisdiction is. Mr. Chagnon's only concern is that erosion controls should be placed as he drew on the plot plan.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to issue a negative determination with the conditions that erosion controls be placed between the wetlands and the construction area and that 48 hours advance notification is given to the Conservation Commission before construction starts and after

the placement of the erosion controls for a site inspection. Ms. Kinney will provide the erosion control attachments with the determination.

(248-589) Church Street Extension Wetland Crossings (Map 28, Parcel(s) 6, 7, 72, 73 & 74)

Proposed construction of two limited project roadway crossings to access upland areas and includes associated grading, retaining walls, utilities, and paving. Crossing #1 has 24,330 square feet (sf) of Bordering Vegetated Wetland (BVW) fill and 770 cubic yards (cy) of Bordering Land Subject to Flooding (BLSF) fill. Crossing #2 has 430 sf of BVW fill. Totals of 27,990 sf BVW replication and 1,210 cy BLSF compensatory storage are proposed. Also, a 40 linear foot intermittent stream crossing is proposed. The applicant is Osterman Propane represented by Heritage Design Group, One Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group was present.

Mr. Chagnon stated that he just became aware that Pare Corporation will be doing the traffic study on this project and he will need to recuse himself. This Public Hearing will not be opened tonight because there is no quorum. The Conservation Commission suggests that Mr. Chagnon see if he meets the criteria to file with the ethics commission for a determination and do so if he qualifies.

Mr. Anderson gave an informal summary of the project for the Conservation Commission and the abutter that was present. This project will be a very large project of a Planned Business Development that includes industrial, manufacturing and office buildings. The 25,000 square foot office building that is towards the front of the property (Church Street) is under agreement. The total commercial use is +/-200,000 square feet.

The property will need a filing with the Army Corps. Of Engineers, 401 water quality, MEPA, NHESP study, and an ENF filing, but may trigger and EIR too.

The property is in the endangered species area (wood turtle) as well. A portion of the land will be donated to the Department of Conservation and Recreation for the bikeway.

The resident asked questions and voiced concerns in relation to her property. Mr. Anderson stated that he will bring an aerial plan to the next meeting to show her where her house is in relation to the project.

This is a large project and the Conservation Commission needs to start thinking about who should do the peer review. Mr. Anderson proposes JH Engineering because they have already reviewed the property for the maintenance facility and they will probably be doing the Planning Board review as well. However, nothing has been formally submitted to the Planning Board yet.

The Public Hearing is continued to June 27, 2012 at 7:10PM.

Minutes

May 9, 2012

These minutes were tabled to the next meeting.

May 23, 2012

These minutes were tabled to the next meeting.

Old / New Business

1316 Hill Street – Discussion of Agricultural Restriction

Mustafa and Hind Harrati of Mendon want to raise about 50-60 sheep on the property. They are looking to buy the property. There are about 15 acres cleared already and they want to know what they can / cannot do with the wooded part of the property. The area would be fenced in to keep the animals out of the wetlands.

Mr. Chagnon familiarized everyone on what he knows about the property. There are wetlands to the right and to the left of the barn if you are facing it. If any trees are cut within 100 feet of the wetlands, they would need to come before the Conservation Commission for a permit. Mr. Chagnon suggested that they file an Abbreviated Notice of Resource Area Delineation (ANRAD) first to get the wetlands delineated. The Conservation Commission also suggested that a Request for Determination of Applicability (RDA) could be filed.

Mr. Carey Day who is on the Conservation Commission for Pembroke, MA was here as well to help the Harratis through the process. He discussed with the Conservation Commission the criteria needed for the submittal(s). They will come back in the future with the submittal(s).

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

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to adjourn the meeting at or about 9:00PM.

Respectfully submitted,

DATE APPROVED: October 10, 2012

Barbara A. Kinney
Conservation Administrative Assistant