



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes July 10, 2013

Joy Anderson, Bill Dausey, John Brown and Justin Arbuckle were present. Andrew Chagnon was late (arrived at 7:04PM). Terry Bradley was absent. Barbara Kinney, Administrative Assistant was also present.

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

Citizen's Forum

Linwood Mill – Gary Moyer was present and stated that St. Camillus adult day care center will be locating on the first floor of the Linwood Mill in the back of the building near the Mumford River. They wish to modify the approval to include a terrace at the back entrance and are proposing 776 square feet of brick pavers with a fence. Pictures of the proposed plans have been submitted. There will be some leveling and installation of an earthen berm around the pavers to prevent runoff. It will also be landscaped. The closest point will be about 5 feet away from the river. This area is not within the 100 year floodplain. The pavers will not be mortared so runoff will infiltrate and the area will also be graded to the bio-retention area. Mr. Chagnon wanted to know how the Rivers Protection Act (RPA) regulations fit in; specifically, the inner riparian zone and any requirements for remediation. He suggested that Mr. Moyer look at the RPA and if he can convince the Conservation Commission (NCC) the project is okay as presented then they just need to file an RDA. If remediation is needed, then they need to file a Notice of Intent.

(248-600) 342 Cooper Road (Map 20, Parcel 11)

Proposed two story addition to the rear of the dwelling on the deck footprint and is approximately 60 feet away from the wetlands. The applicant is Oren Havey, 342 Cooper Road, Northbridge, MA 01534.

The Board of Health issue has been settled (they are on town sewer). Wattles for erosion controls have been proposed on the upgrade. The DEP file number has been received. The land grades to the driveway. The land also goes up before it slopes to the wetland. Mr. Arbuckle suggested that the wattles would be fine because there is an upgrade. The NCC agrees.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The NCC voted 5-0 to close the Public Hearing.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The NCC voted 5-0 to approve the Notice of Intent for 342 Cooper Road with the condition that straw wattles may be used instead of hay bales. The NCC also waived the requirement that the plans be submitted in pdf format.

MinutesMay 22, 2013

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0-1 (Mr. Chagnon abstained) to approve the minutes of May 22, 2013 with changes.

June 12, 2013

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 5-0 to approve the minutes of June 12, 2013.

June 26, 2013

No quorum to approve these minutes.

Old / New Business(248-538) Carpenter Estates – Modification Request

Taken out of order at the beginning of meeting so Mr. Chagnon was not present. Applicant has requested a continuance.

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to continue the modification request to the next meeting of July 24, 2013.

(248-470) Pine Knoll – Water Problem

Mr. Dausey recused himself from this discussion because he lives next door. George Murray explained that the development was done by J & F Marinella and the condominiums will be taken over by an Association. A drainage problem continues even though drainage has been installed and fixed several times. There are 21 units on Spruce Street and it is very steep in the back of the condos. Some rip rap has been installed with wood chips on top. There is runoff all year long and there is 4 inches of water there now. Previously, a pipe was installed and stops in the rip rap. However, this area does not drain off properly. Mr. Murray wants to open the soil up and put in piping, etc. to have this area drain off. They will need to cut through a berm. Mr. Murray is looking for guidance on what the NCC will require them to do to fix this problem.

Mr. Chagnon believes these are swales to handle the water. Mr. Murray believes that they may not be deep enough or are grown in and he is just trying to solve the problem. Mr. Chagnon stated that in general it sounds reasonable. However, we don't know what impact it will have on the quantity of or quality of the calculations that were provided and approved. Mr. Chagnon does not see an issue with maintenance for what is already there and upon reflections, stated it would not be a water quality problem, but is not sure if a review is needed for the calculations. Mr. Murray stated that it probably was not set correctly. The work will be within some buffer zones. Mr. Chagnon rethought the situation and water is not flowing so it could be done under maintenance of the swales. The NCC requires the use erosion controls (hay bale check dams), the work be done during the dry season (a two week forecast of dry weather) and once completed seed be planted. The NCC needs to be notified when they are ready to do the work.

1201B Quaker Street – Solar Energy Discussion

Peter Lorsordo explained that submittals have been given to the Planning Board and the Board of Health. The plans are preliminary now and Mr. Lorsordo is looking for a variance on the 200 foot zone to the 100 foot zone on a river. The NCC explained that the 200 foot

zone on a river is a jurisdictional area and not a no disturb zone. There are lots of woods that will be clear cut.

Per Mr. Lorsordo, there is a vernal pool in the 100 foot setback. There may be a problem with the vernal pool and Mr. Chagnon suggested that a biologist look at it regarding its characteristics. Mr. Chagnon reminded Mr. Lorsordo that 100 feet off the vernal pool is a regulatory area. The NCC will need to know what will be done to preserve the characteristics of the vernal pool. Mr. Lorsordo stated that this vernal pool could just be leaching from the landfill. This must be determined / confirmed. It may also be outside the site assigned area of the landfill. Mr. Chagnon stated that if they are looking for guidance the NCC is requiring them to definitely file a Notice of Intent.

Jerry Schmidt stated that he has documents regarding "Green Communities Action Plan" and the NCC should be working towards this state program which will allow activities to take place (streamline permitting). Ms. Anderson stated that she is not sure if Northbridge is a designated green community.

(248-266) Hills at Whitinsville – Request for Certificate of Compliance (COC)

A letter has been submitted to the NCC from EcoTec that the replication work has been completed and the replication area is doing well.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The NCC voted 5-0 to issue the COC for the Hills at Whitinsville.

Reorganization of Conservation Commission

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 5-0 to continue with Mr. Brown as Chair, Mr. Chagnon as Vice Chair, and Mr. Bradley as Clerk.

Enforcement Actions

None

Other

Motion made by Mr. Chagnon and seconded by Mr. Brown. The NCC voted 5-0 to have Ms. Anderson designated as the representative for the NCC on the Open Space Committee.

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

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 5-0 to adjourn the meeting at or about 8:45PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant