



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes February 12, 2014

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

Mr. Brown opened the meeting at 7:03PM.

Citizen's Forum

None

(248-610) 4 & 16 North Main Street (Map 6A, Parcels 29 & 48)

Proposed project is to raze an existing 4,025 square foot (sf) auto maintenance garage and a 424 sf barber shop and construct a new 2,208 sf building for a convenience store, drive-thru and gas station; a portion of which is within 100 feet of Arcade Pond. The applicant is Arcade Properties, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Michael Weaver of Guerriere & Halnon and Bob Cherrier of Arcade Realty Trust were present. Mr. Weaver stated that they have met with the Planning Board twice and changes have been requested to the grass strip to the sidewalk on Arcade Street. Also, the building has been moved out about one foot towards Main Street. The storm drain at the corner of Arcade Street has been enlarged, however, there will be the same impervious area. Mr. Weaver stated that the stormwater report has addressed the 80% total suspended solids (TSS) removal with the stormceptor on a yearly basis, not per storm. The traffic study indicates that the queuing for the drive-thru is adequate. The new point discharge is allowed as long as it is treated.

Mr. Chagnon stated that there seems to be higher stormwater treatment during smaller storms and less treatment during larger storms. His concern is that the drainage is not near the 80% TSS and queuing from the drive-thru could end up in roadway (Arcade Street) which is extending the stormwater area and creating minimum treatment.

Mr. Weaver stated the site is being treated and the catch basins in the roadway will treat the runoff (roadway) which is not being treated now. Mr. Weaver then said he could remove the stormceptor if the project would not be approved and bring this revised submittal to the Planning Board. The DPW does not want the stormceptor in the roadway because it is tougher to maintain and would rather see it done as part of the project out of the right-of-way, per Mr. Weaver. Mr. Weaver said the site meets 80% TSS and they will leave the berm and see if that will be approved.

The original submittal did have some site runoff onto the roadway and now all runoff will be collected on site, per Mr. Weaver. Mr. Chagnon stated that technically it does not meet the stormwater regulations and he is not sure what the Conservation Commission (NCC) wants to do as it is 6 of one and a ½ dozen of another scenario. An argument could be made that they are improving the stormwater treatment that is currently there now.

A site walk will not be scheduled now due to the snow cover. It will be scheduled later on before the Certificate of Compliance is issued.

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

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the Site plans for 4 & 16 North Main Street dated December 19, 2013 and revised February 4, 2014 prepared by Guerriere & Halnon, Inc. with the condition(s) that the NCC receives a letter from the DPW that they will not allow the stormceptor in the right-of-way on Arcade Street and prior to the Certificate of Compliance the NCC will conduct a site visit and witness the traffic operations.

(248-609) Leonardo Estates, 603 Highland Street (Map 17, Parcels 15 & 16)

Proposed construction of a roadway with a wetlands crossing, associated infrastructure and stormwater facilities for an 18-lot residential subdivision. The applicant is Terreno Realty, LLC represented by Andrews Survey & Engineering, Inc., 104 Mendon Street, Uxbridge, MA 01569.

Steve O'Connell of Andrews Engineering and Vinny Leonardo of Terreno Realty were present. Mr. O'Connell brought copies of the current proposal, the prior approval and the plans. He also brought copies of the reduced plans of the old submittal and a prepared written report.

BSC Group prepared the original peer review in 2005 for the NCC and JH Engineering is doing the peer review for the Planning Board. Most of the items that BSC Group had concerns with in the past have been addressed, per Mr. O'Connell. From an environmental point of view, this area is extremely sensitive, per the NCC. BSC Group has a higher level of technical expertise on environmental issues. Mr. O'Connell has no objection to using BSC Group per se. The NCC agrees that a proposal from BSC Group to do another review as well as certifying the vernal pools should be sought. Ms. Kinney will request the proposal from BSC Group. JH Engineering's letter states that they are reviewing the submittal for the NCC, but the NCC is not sure how that came about as no consultant has been chosen yet. However, JH Engineering's report does not address any previous review by BSC Group, so maybe a limited review could be done by them. The NCC offered two firms that they would prefer to be used and will let the applicant decide on which one to use.

There are three potential vernal pools and one vernal pool that has already been certified. The potential vernal pools need to be certified. EcoTech attempted to certify the vernal pools in the past and was unsuccessful as the criteria could not be met, so it was a failure. Andrews Engineering will try to have them certified one more time.

The number of wetland crossings has been reduced to one crossing. It is the second crossing on the original plan and the 4 x 6 box culvert will now be an arch with no box bottom per the Army Corps. Of Engineer standards.

The Planning Board granted a waiver in 2005 for sloped granite curbing. The Planning Board explained at the last meeting that they would approve sloped granite in certain sections and will take the recommendations of the NCC. Mr. O'Connell recommends that the granite curbing be used in a couple of sections. Mr. Chagnon suggests Andrews Engineering determine where the wildlife routes are and where it would make the most sense to have sloped granite curbing. A site walk will be needed before the Public Hearing is closed.

The new plan is a significant improvement. Andrews Engineering's letter dated February 12, 2014 explained on page 2 the significant improvements in the site design. Now no driveway will exceed a 10% grade and the Zoning Bylaw maximum is 15%. Lot 7 shows a 12.6 % grade but that will be changed to 10%, per Mr. O'Connell.

Mr. O'Connell reviewed the abutters concerns from the last meeting and brought USGS maps and plans that show the flow of water.

Bruce Caissie of 197 Benson Road wanted to know where his lot is compared to the proposed project. Mr. Brown stated that he chairs a committee that Mr. Caissie is a member of. Mr. O'Connell showed Mr. Caissie where his lot is located and answered his questions on the flow of water from the project and the adjacent wetlands.

The sewer system proposed is a low pressure chamber on each lot then they connect together to the municipal system in the street and flow down Highland Street to Benson Road and then down to Freedoms Way. Now the applicant is looking at the whole system as being gravity fed because the low pressure system is not acceptable to the Sewer Department. This is something that will be discussed at their meeting on Friday, February 14, 2014. The laterals will be left in Highland Street in front of each house even for the ones that have already connected to the municipal sewer in case something goes wrong and they could connect to the sewer system from the front of their house. Mr. O'Connell's expectation is that they will be restoring at least half of Highland Street as a trench patch is not feasible.

The site walk will be scheduled at the next meeting for possibly March 8, 2014.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to continue the Public Hearing to February 26, 2014 at 7:02 PM.

Note: Letter dated February 12, 2014 from Andrews Engineering, letter dated June 20, 2005 from EcoTech, letter dated January 19, 2005 from BSC Group and Rocky Ridge Estates site grading plan were submitted at this meeting (see attached).

(248-613) Lot 24 Grace Street, The Camelot (Map 16, Parcel 236)

Proposed construction of a single-family dwelling, installation of utilities, and associated site work within the buffer zone of a wetland. The applicant is J & F Marinella Development Corp. represented by Andrews Survey & Engineering, Inc., PO Box 312, 104 Mendon Street, Uxbridge, MA 01569-0312.

All the legal requirements have been satisfied including the notification of abutters.

Steve O'Connell of Andrews Engineering representing J & F Marinella explained that this is a single-lot development with the smallest home footprint that they build, so the earthwork will be minimized. The drainage was discussed and it is not finished in the roadway on Grace Street but the lot is in Phase I of the Camelot approval. Mr. O'Connell explained that Andrews Engineering just took over the project and maybe another kick-off meeting will be scheduled with various departments to address the phasing among other things.

Mr. Chagnon stated that the developer needs to show that the drainage on the frontage roadway is operational per the special condition in the Order of Conditions issues for the Camelot subdivision.

Motion made by Mr. Chagnon and seconded by Mr. Arbuckle. The NCC voted 4-0 to continue the Public Hearing until February 26, 2014 at 7:10PM.

(248-614) Lot 9 Rebecca Road, the Camelot (Map 16, Parcel 218)

Proposed construction of a single-family dwelling, installation of utilities, and associated site work within the buffer zone of a wetland. The applicant is J & F Marinella Development Corp. represented by Andrews Survey & Engineering, Inc., PO Box 312, 104 Mendon Street, Uxbridge, MA 01569-0312.

All the legal requirements have been satisfied including the notification of abutters.

Steve O'Connell of Andrews Engineering stated that this is the smallest house they build and it is located as close to the front and side setbacks as possible. The NCC observed that they cannot put the dwelling anywhere else.

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

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan with the condition(s) that permanent bounds be installed at 120, 122 and 123 wetland flags. Mr. Arbuckle amended the condition to have the bounds at the limit of clearing at three locations along the building set back on either side of the yard and at the angle point.

Minutes

June 26, 2013

There was no quorum to approve these minutes.

January 8, 2014

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to approve the minutes of January 8, 2014 as amended.

January 22, 2014

There was no quorum to approve these minutes.

Old / New BusinessWest End Creamery / Dairy . Reschedule Site Walk

The NCC rescheduled the site walk for March 8, 2014 at 9:00AM and Ms. Kinney will confirm date and time with Mr. VandenAkker.

Burdon Pond Dam . Debris Removal

Motion made and seconded. The NCC voted 4-0 to move this item to Executive Session.

Executive Session Minutes . Any to Release

The draft minutes from Executive Session were reviewed and it was determined that none could be released at this time.

Enforcement Actions

None

Other

A summary was given of the meeting regarding the proposed floodplain changes on March 10, 2014 and Mr. Brown and Mr. Deorsey attended the Board of Selectmen's meeting. The Town Manager and some of the Board of Selectmen are concerned that an agreement has not been reached with Mr. Anderson. Mr. Chagnon will contact the Town Manager / Board of Selectmen with a cc to the Conservation Office to better explain what the NCC discussed in 2011 and how those concerns have not been addressed to-date.

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

Executive Session

Motion made by Mr. Arbuckle seconded by Mr. Dausey. Upon roll call vote the NCC voted 4-0 to adjourn the public meeting at or about 9:27PM and move to Executive Session to discuss potential legal action under MGL Chapter 30A, Section 21, #3 Litigation and will not return to open session.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant