



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes July 9, 2014

Joy Anderson, Jeremy Deorsey, Andrew Chagnon (late 7:33PM) and Justin Arbuckle were present. John Brown and Bill Dausey were absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Arbuckle opened the meeting at 7:34PM. They were waiting for a quorum.

Citizen's Forum

None

(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.

Mr. Chagnon recused himself because he works for Pare Corp who has done engineering work for the applicant.

There is no quorum to hear this Public Hearing so it has been rescheduled to the next meeting on July 23, 2014 at 7:02PM.

(248-616) Lot 1 Moon Hill Road (Map 29, Parcel 97)

Proposed construction of a single-family dwelling, septic system, well and associated site work. The applicant is Impact Real Estate and Development represented by Andrews Survey & Engineering, PO Box 312, 104 Mendon Street, Uxbridge, MA 01569.

Travis Brown of Andrews Engineering explained that he amended the submittal to show the exemption, but there are no revised plans. Mr. Deorsey, Mr. Chagnon and Mr. Dausey attended the site walk. Melody Nydam, owner, said that the lot was not taken out of the cutting plan, just the buffer zone taken out. The work will be up to the 50 foot buffer zone. This lot is the exempt lot that the forest cutting plan references. This lot is across the street from the lots being cleared. No clearing has been done on this lot.

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

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. The NCC voted 4-0 to approve Lot 1 Moon Hill Road dated May 16, 2014 with no revision date(s) with the condition that three wetland markers (one at each end of the property and one at the center) be placed along the limit of clearing.

(06-RDA-2014) 163 Jessica Way (Map 18, Parcel 153)

Proposed construction of an 18 foot by 18 foot addition to the back of the dwelling replacing a 12 foot by 20 foot deck, finishing the swimming pool and patio around the pool and removal of dead trees. The applicant is Jody Supernor, 163 Jessica Way, Northbridge, MA 01534.

Matt Supernor submitted a Request for Determination of Applicability (RDA) for work that has already been completed and work he plans to do. The NCC reviewed the RDA that includes additional work of paving of patio area, cutting trees and replacement of trees.

Mr. Chagnon summarized that some of the work has already been done and some of the work is proposed. More details are needed for the proposed work such as a detailed description including the dimensions of the patio, what the materials for the patio will be made of, the number and where the trees are coming down, the number, kind and where the replacement trees will be planted, and how the area previously disturbed will be stabilized. Mr. Supernor will provide more information.

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. The NCC voted 4-0 to continue the Public Meeting to July 23, 2014 at 7:10PM.

Minutes

February 12, 2014

There was no quorum to approve these minutes.

February 12, 2014 (Executive Session)

There was no quorum to approve these minutes.

June 25, 2014

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. The NCC voted 4-0 to approve the minutes of June 25, 2014 as written.

Old / New Business

(248-587) Osterman Maintenance Facility . Request for Certificate of Compliance

The applicant / engineer has requested a continuance to the next meeting. The work has not been finished yet.

Membership - Discussion

Tabled this discussion to a future date.

Enforcement Actions

None

Executive Session

MGL Chapter 30A, Section 21, #3 Litigation

None

OtherProvidence Road Preliminary Soil Test

Eric Bazzett of Heritage Design Group explained that WRT Management has a +/-150 acre parcel of land on Providence Road. There was a previous submittal in 1998 for the property called the Blackstone Valley Industrial Center that was never built. Now it will be a single distribution center on the back of the lot. They want to do test pits on the property and there is a path that runs between two wetlands now. The narrowest gap is 15 feet. There will be two temporary crossings to get to the back of the site. The test pits would be done during the dry season and will take one to two days. They will cross once going in and once going back out using a large excavator. A Notice of Intent will be filed at a future date.

Mr. Chagnon stated that they will need to submit something explaining what, when, where, using a rubber tire machine or other equipment, plan where the crossings will be, if they are using wetland mats or something else, etc. They are looking to do the test pits in the next week or two, per Mr. Bazzett. Mr. Chagnon explained the NCC wants to see some kind of stabilization. Mr. Bazzett will talk to the developer and find out what kind of mats he has (such as wood pallets) and what will stand up to the large equipment. Mr. Bazzett wanted to know if they need to file just the plan or is something more formal needed. Mr. Arbuckle agrees with Mr. Chagnon that more details on what will be used for the crossing and what erosion controls will be used, etc. are needed.

Mr. Chagnon stated that erosion control is not as big a concern if the water is not flowing. The NCC is more concerned that there is no negative impact to the resource area or buffer zone. He encourages the applicant to consider filing a RDA and give the NCC an opportunity / flexibility to impose conditions. If there is no formal submittal, the contractor needs to convince the NCC that there will be no negative impact to the resource area(s) or buffer zone(s). The NCC has allowed no formal submittal in the past, but with the size of the crossing(s) and the size of the equipment to be used it would be unorthodox not to file a RDA in this case.

Lot B Hudson Street

Ms. Kinney explained the situation that this is a Town Only permit that was issued and recorded at the Registry of Deeds. The property is being sold and the Permit comes up as still outstanding. In a letter dated October 2, 2006 from the NCC, it explained that a COC would not be issued because it is a Town only permit. However, the outstanding Permit needs a remedy. The NCC discussed the situation and will issue a Final Release (Town Only) for this lot so it can be recorded at the Registry of Deeds. The NCC reviewed the final release document and signed it.

Lot 9 Rebecca Road

A building permit application has been submitted. However, it appears that the wetland delineation has moved, the location of the dwelling has moved and the limit of disturbance has changed from what was approved by the NCC and what has been submitted with the permit application. Travis Brown of Andrews Engineering explained that Andrews Engineering was not in agreement with the delineation that was done previously by another engineering firm so Andrews Engineering had Dave Crossman of B & C Group redo the delineation and will file the DEP data forms for the soil tests. The data forms will need to be provided to the NCC before they will sign off on the building permit application. Also,

the NCC would like Dave Crossman to come and explain why he thinks the wetland line has changed. Confirmation is needed on whether the lot has been cleared, cleared beyond the limit of clearing and who performed the flagging of the resource area(s) the first time. There seems to be less resource area now.

Mr. Chagnon suggested closing out the current Order of Conditions (OOC) and submitting a new Notice of Intent with the updated information unless the NCC can be convinced that amending the existing OOC is acceptable. The NCC agrees with Mr. Chagnon.

Purgatory Road

The NCC requested that a letter be sent to Greg VandenAkker reminding him that at a previous meeting he had been told by the NCC to come to us before doing any work. Attached is a brief summary of the agricultural exemptions that explains normal maintenance activities, however, it is not readily evident whether he complies with the exemptions. The NCC requests that he attend the next meeting to explain the recently performed work and any upcoming work. Any documentation such as pictures that he could bring to the meeting will be helpful. If he has any questions with this letter, please contact Mr. Chagnon.

Whitin Avenue

Ms. Anderson explained that bugs are eating the trees in that area and Conservation land abuts Whitin Ave. A resident dropped off several bugs at the meeting. Ms. Anderson will follow-up with the state on what they are.

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

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. The NCC voted 4-0 to adjourn the meeting on or about 8:45PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant