



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
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Meeting Minutes August 15, 2018

Barbara McNamee, Gerry Ouillette, Justin Arbuckle, and Justine Carroll were present. Cindy Campbell was late (arrival at 7:05PM). Joy Anderson and Rich Chiras were absent. Barbara Kinney, Administrative Assistant, was also present. David Pickart, Conservation Agent was absent.

Ms. McNamee opened the meeting at 7:00PM.

Citizen's Forum

None

Cindy Campbell arrived at the meeting.

(05-RDA-2018) 573 Roosevelt Drive (Lot 29) Presidential Farms (Map 19, Parcel 268)

Proposed installation of an in-ground swimming pool, pool house, paver walkway and patio, with a fence around the area located in the buffer zone of a resource area(s). The applicant is Joseph Kadra, 573 Roosevelt Drive, Northbridge, MA 01534.

The legal requirements have been satisfied including posting of the legal ad.

Mary & Joseph Kadra (owners) were present and explained that they wish to install an in-ground swimming pool, pool house, paver walkway and patio. The Conservation Commission (NCC) reviewed the comment from the Board of Selectmen (BOS). The NCC compared the plot plan with the previous plan for the new dwelling that shows where the wetlands are. Erosion controls are needed along the western edge per a comment from the Conservation Agent in his report. The NCC then reviewed the agent's report (Email).

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 5-0 to issue a negative #3 and negative #6 determination with erosion controls as discussed above and inspection required before the start of work.

(248-657) 53 Joseph Circle (The Camelot) (Map 16, Parcel 240)

Proposed construction of an accessory storage barn on an existing single-family residential lot. The applicant is Christopher Dauphinais represented by Allen Engineering & Associates (AEA), 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

The legal requirements have been satisfied including notification to the abutters and posting of the legal ad.

Bruce Williams of AEA and Chris Dauphinais the owner were present. Mr. Williams explained that it is a single-family residential lot and the owner wishes to construct a storage barn. The wetlands have been flagged. The driveway will not be paved; there is a crushed stone path there now. The

barn is in the buffer zone to meet the front setback requirements of zoning. The grading will be for the pad only. The structure will be 52 feet away from the wetland at its closest point and the closet disturbance will be 39 feet which is outside the limits of the 35 foot no disturb zone. There will be +/-2,500 square feet of wooded clearing needed. Erosion controls are shown on the plan. Markers were already installed when the dwelling was built and are shown on the plan for the storage barn.

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

Motion made by Ms. Campbell and seconded by Mr. Ouillette. The NCC voted 5-0 to accept the plans for 53 Joseph Circle prepared by AEA dated July 25, 2018 and issue the Order of Conditions (OOC).

(248-653) Syncarpha Northbridge I Community Solar Project (Church Street) (Map 14, Parcel 15)

Proposed construction of a large scale ground-mounted solar photovoltaic facility and gravel access roads. The applicant is Syncarpha Northbridge I, LLC represented by Beals Associates, Inc. 2 Park Plaza, Suite 200, Boston, MA 02116.

Syncarpha Northbridge I and Syncarpha Northbridge II were combined for discussion purposes.

Todd Morey of Beals Associates discussed / reviewed attachment #4 and had one change. He wanted clarification that in #25 the owner would be notified.

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

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 5-0 to accept the plans prepared by Beals Associates with a revised date of August 10, 2018 and issue the OOC.

(248-655) Syncarpha Northbridge II Community Solar Project (Providence Road) (Map 14, Parcel 22)

Proposed construction of a large scale ground mounted solar photovoltaic facility and gravel access roads. The applicant is Syncarpha Northbridge II, LLC represented by Beals Associates, Inc., 2 Park Plaza, Suite 200, Boston, MA 02116.

Syncarpha Northbridge I and Syncarpha Northbridge II were combined for discussion purposes (see above).

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

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 5-0 to accept the plans prepared by Beals Associates with a revised date of August 10, 2018 and issue the OOC.

Old / New Business

Warrant Article – Vote to Sponsor

This item of business was taken at the beginning of the meeting since no one was present for Citizen's Forum and the first Public Meeting was not until 7:05PM.

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 4-0 to sponsor a warrant article for the Fall Annual Town Meeting to amend the Wetlands Protection Bylaw.

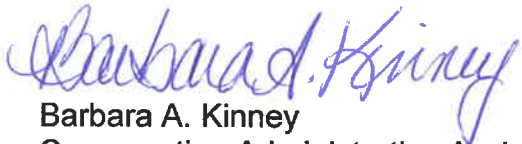
Other

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

Motion made by Mr. Arbuckle and seconded by Mr. Ouillette. The NCC voted 5-0 to adjourn the meeting about 7:48PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



August 15, 2018

CONSERVATION MAIL LIST

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ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

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