



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

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### **Meeting Minutes January 15, 2020**

Justin Arbuckle, Justine Carroll, Barbara McNamee, Cindy Campbell and Rich Chiras were present. No one was absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant, and David Pickart, NCC Agent, were also present. There are two (2) open vacancies on the NCC.

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

#### **Citizen's Forum**

None

#### **(248- ) Retail Marijuana Dispensary, 1096-1110 Main Street (Map 1, Parcels 114 & 115)**

Proposed construction of a retail marijuana dispensary with parking, utilities, stormwater management & earthwork with a portion of the site within the riverfront area of Steamburg Brook. The applicant for this project is True Nature's Wellness represented by Allen Engineering & Associates, Inc. (AEA), 1 Charlesview Rd, Suite 2, Hopedale, MA 01747.

Eric Bazzett, AEA, presented an overview of the project. The Department of Environmental Protection (DEP) file number has not been received yet. There are comments from the technical review meeting that will be addressed. The building will be +/- 4,000 square feet on two (2) acres near Route 146 between Walmart and the driveway for National Grid. Steamburg Brook is across the street and there is a wetland on the easterly side of the property. There will be 38 proposed parking spaces with one access drive. The 38 spaces is more than the minimum required. The site will be connected to town sewer and there is a well onsite. Town water runs by the site but per Whitinsville Water Company (WWC), they will not allow individual tap lines into the main line of that section of Main Street. A gas line runs through the site and a power easement is located on the west side of the property that is 250 feet wide. There are some degraded / disturbed areas onsite with some of these areas within the buffer zone of the 200 foot riverfront and within the 35 foot no-disturb of the wetland.

Mr. Bazzett pointed out on the plan that near the easement is where they plan to do restoration along the wetland by installing some plantings then letting it grow naturally. They are trying to achieve a balance between the degraded areas and the plan for the building.

They are requesting a waiver from the wetland bylaw to be within the 35 foot no-disturb area for some of the parking spaces and the access drive around the building. They will

restore the areas directly adjacent to the wetland. Parking is possible under the power lines but it is not a good idea. There would be issues with ground wires, towers, and static discharge, etc.

No alternative analysis is needed, per Mr. Bazzett, because part of the area was previously disturbed. Per Mr. Pickart, the application should include demonstration that the project complies with the performance standards for work within “non-developed / non-degraded” and “previously-developed” portions of the Riverfront Area. To comply with the standards for work in “previously-developed” Riverfront Area, the project must include provisions to improve the capacity of the Riverfront Area to protect the interests of the Wetlands Protection Act (WPA). The Notice of Intent (NOI) seems to indicate that the Riverfront Area on the property isn’t significant to any of these interests because it is separated from Steamburg Brook by Main Street. Given the sandy nature of soils on the property and its location within the Aquifer Protection District, the Riverfront Area likely is significant to the protection of public / private water supply and ground water supply. Portions of the Riverfront Area comprised of brush and woods likely contribute to the protection of wildlife habitat. A statement in the NOI appears to suggest treating / infiltrating stormwater generated from the development will result in an improvement over existing conditions. The NCC should be aware that stormwater treatment / infiltration is already required to comply with the Stormwater Management Standards contained in the WPA regulations. In the past, DEP has not accepted this type of commitment to satisfy the requirements of 310 CMR 10.58(5)(a). Projects such as this one typically provide on or offsite restoration of degraded Riverfront Area to meet this performance standard. Depending on the amount of work that is proposed within non-developed / non-degraded Riverfront Area, the project may require preparation / submittal of wildlife habitat evaluation as specified under 310 CMR 10.58(4)(d)1.c.

Mr. Arbuckle suggested instead of a two-way lane around the building that maybe a one-way lane around the building and this would pull the impact further away from the wetlands. Mr. Bazzett will take a look at that. The plan needs to show the snow storage area(s). The plan will need closely spaced bounds along the limit of disturbance along the wetlands. There will be two stormwater basins on the southwest and southeast corners of the property.

*Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to continue the Public Hearing to February 19, 2020 at 7:05PM.*

### **Old / New Business**

#### (248-660) Winston Woods – Decision

The NCC is in receipt of a letter dated January 14, 2020 from Mayer, Antonellis, Jachowicz, and Haranas, LLP requesting to withdraw the NOI of Winston Woods without prejudice.

*Motion made by Mr. Chiras and seconded by Mr. Arbuckle. The NCC voted 4-0-1 (Ms. Carroll abstained) to accept the withdrawal without prejudice.*

#### Invasive Species Presentation – Conservation Agent

The presentation will be tabled to the next meeting. Mr. Pickart noted that the presentation was well received by the Board of Selectmen (BOS). There is lots of interest in the issue but not a lot of direction yet. The focus should be on the Mumford River and reaching out

to other communities. The watershed should be address first. Educational materials should be sent to a targeted group of residents and expand from there.

**Enforcement Actions**

None

**Minutes**

None to approve at this meeting.

**Executive Session**

None

**Other**

Forest Legacy – The BOS is very concerned with this and want to wait a few weeks before making any decision to allow time for them to further review what the Department of Conservation and Recreation (DCR) has sent, etc.

Greystone Estates Open Space – Near School Street, Mr. Pickart explained that he received a phone call regarding trees dying and he did a preliminary investigation. He needs to find out if it is natural aging or if it is another problem such as runoff from Shining Rock. The tree warden cannot look at this until the spring. Mr. Pickart invited the commission members to accompany him on a site visit, which will be set up at a later date.

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

*Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to adjourn the meeting about 7:51PM.*

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:

