



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK  
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### Meeting Minutes April 15, 2020

Remote meeting via Zoom.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A Section 18 and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings of the Northbridge Conservation Commission (NCC) shall be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided in the Order.

Justin Arbuckle, Justine Carroll, Rich Chiras, Steve Gniadek, and Barbara McNamee were present. Cindy Campbell was late. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant, and David Pickart, NCC Agent, were also present. There is one (1) open vacancy on the NCC.

Ms. McNamee opened the meeting at 7:04PM by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; and B. McNamee – Yes.

#### Citizen's Forum

None

*Cindy Campbell arrived at 7:09PM.*

#### **(248-675) Retail Marijuana Dispensary, 1096-1110 Main Street (Map 1, Parcels 114 & 115)**

Proposed construction of a retail marijuana dispensary with parking, utilities, stormwater management and 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 Road, Suite 2, Hopedale, MA 01747.

Eric Bazzett, AEA, explained that the plans have been resubmitted to the Planning Board (PB) and National Grid. Per E. Bazzett, he has received a verbal confirmation from National Grid and are negotiating what can be done under the power lines. National Grid's concern is with work around the two (2) towers. The area closest to the towers (0-25 feet) cannot have any work around them with only conservation seed mix planted and the second buffer area (25 -50 feet) can have topsoil and a seed mix with the outermost area (50 feet plus) having plantings, topsoil and seed mix. AEA has sent a response to the

comments letter asking for waivers from the 25 foot setback of work and structures within the 50 foot buffer zone and wetlands in exchange for restoring the degraded buffer areas with no further encroachment in the future. There are no final plans yet. D. Pickart's initial thoughts are he is encouraged by the plan as they are addressing the concerns. National Grid may not want trees planted under / near the towers. Shrubs are fine with the Conservation Agent. There is +/-4,000 square feet in front of the building that can be planted and will count towards the restoration amount and provide some habitat value.

B. McNamee wanted to know the depth of the topsoil for the plantings. Per E. Bazzett, it will be four (4) inches. B. McNamee stated that as a gardener she uses twelve (12) inches of topsoil. Per E. Bazzett, National Grid may have issues with raising the ground level as there must be a minimum distance between the ground and the high tension lines. There is some subsoil there now. E. Bazzett does not have the figures with him for how far the waiver into the 25 foot no disturb is requested, but will have the figures for the next meeting along with the structure waiver request distance. C. Campbell is of the opinion that it is a great idea for a wildflower mix / pollinator mix in front of the property. R. Chiras stated that with regard to the landscaping in the front it is best not to disturb the river across the street and would like to see lawn or reclaim the area. D. Pickart stated that lawn cannot count towards the restoration area of the riverfront and traditional landscaping will provide some habitat. J. Carroll asked about the propane tank in the back and whether it would be above-ground or underground. E. Bazzett is not sure and will take another look at it because the NCC is concerned that if it is underground more resource area / buffer will be disturbed. C. Campbell asked for clarification on what it is on the side of the building that looks like stone stairs on the plan. E. Bazzett explained that it is the headwall, two pipes and the rip rap spillway.

*Motion made by R. Chiras and seconded by C. Campbell. The NCC voted 6-0 to continue the Public Hearing to May 06, 2020 at 7:15PM by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; C. Campbell – Yes; S. Gniadek – Yes; and B. McNamee – Yes.*

#### **(01-RDA-2020) Prentice Road Water Main Installation (Map 1)**

Proposed water main installation on Prentice Road within the roadway with an intermittent stream crossing. The applicant for this project is Whitinsville Water Company (WWC) represented by Weston and Sampson Engineers, 55 Walkers Brook Drive, Suite 100, Reading, MA 01867.

The legal requirements have been satisfied including publishing of the legal ad. Alex Gaspar, Weston & Sampson, explained that there will be +/-2,200 linear feet of water main installation from Mendon Street in Sutton down Prentice Road in Northbridge. D. Pickart explained that this filing is exempt under the Wetlands Protection Act (WPA) but this Request for Determination of Applicability (RDA) is not exempt under the Town Bylaw. He requests that the trenches be covered at the end of each day and erosion controls be in place until the project is completed. There is some work within the 35 foot no disturb zone, but it is within the roadway. The abutters list was not needed and abutters were not notified (see below under Other).

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 6-0 to issue a negative #5 (exempt under the WPA) and a positive #5 (no negative impact) for the DOA by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; C. Campbell – Yes; and B. McNamee – Yes with the conditions stated above.*

**Old / New Business**

Executive Session Minutes – Release 06/28/2017 and 02/21/2018

*Motion made by C. Campbell and seconded by J. Arbuckle. The NCC voted 6-0 to release the Executive Session minutes of June 28, 2017 by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; C. Campbell – Yes; and B. McNamee – Yes.*

*Motion made by C. Campbell and seconded by J. Arbuckle. The NCC voted 6-0 to release the Executive Session minutes of February 21, 2018 by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; C. Campbell – Yes; and B. McNamee – Yes.*

**Enforcement Actions**

None

**Minutes**

January 15, 2020

*Motion made by J. Arbuckle and seconded by J. Carroll. The NCC voted 4-0-2 to accept the minutes of January 15, 2020 as written by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; and B. McNamee – Yes. (C. Campbell - Abstain and S. Gniadek – Abstain).*

February 19, 2020

*Motion made by J. Carroll and seconded by J. Arbuckle. The NCC voted 4-0-2 to accept the minutes of February 19, 2020 as written by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; and B. McNamee – Yes. (C. Campbell - Abstain and S. Gniadek – Abstain).*

**Executive Session**

None

**Other**

Town Bylaw – (This was presented at the beginning of the meeting after Citizen's Forum. Cindy Campbell arrived during this discussion). Mr. Pickart explained that a discrepancy exists between the Town Bylaw and Town Regulations regarding abutter notification for RDAs. Mr. Pickart suggested that the NCC not require the notification to abutters until the Covid-19 restrictions are lifted and the NCC members can address the discrepancy.

*Motion made by R. Chiras and seconded by C. Campbell. The NCC voted 6-0 by roll call vote to not notify abutters for RDAs until Governor Baker's restrictions are lifted and the NCC addresses the discrepancy between the Bylaw and Regulations (J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; C. Campbell – Yes; and B. McNamee – Yes.*

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

*Motion made by C. Campbell and seconded by J. Arbuckle. The NCC voted 6-0 to adjourn the meeting about 8:21PM by roll call vote J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; S. Gniadek – Yes; C. Campbell – Yes; and B. McNamee – Yes.*

Respectfully submitted,

DATE APPROVED:

  
Barbara A. Kinney  
Conservation Administrative Assistant

*May 29, 2020*

April 15, 2020

## CONSERVATION MAIL LIST

[illegible]

## WEEKLY REPORTS

- Weekly Report March 08, 2020 to March 14, 2020
- Weekly Report March 15, 2020 to April 02, 2020

### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Letter dated April 6, 2020 from Central MA Mosquito Control Project
- True Nature's Wellness Plan page 6 of 9 dated November 12, 2019 revised through March 09, 2020
- Prentice Road Plan page C102 dated March 02, 2020