



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
L. J. LYNN

Meeting Minutes March 03, 2021

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 or 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.

Justine Carroll, Justin Arbuckle, Cindy Campbell (late 7:09PM), Steve Gniadek, and Barbara McNamee were present. Rich Chiras was absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant and David Pickart (late 7:11PM), NCC Agent, were also present. There is one (1) open vacancy on the NCC.

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

Attendees: Bryan Hill, Land Planning, Inc.; Brian and Deb Castell, Leland Road; Arthur Magowan, Union Street; Bridget Curley, Union Street; Mark Chauvin, Union Street; Jon Danaceau, Union Street; Kevin Godin, Union Street; Wayne Godin, Union Street; Peter Lavoie, Summit Engineering; Evan Chauvin, Union Street; Roland Roy; Devin Howe, Beals Associates.

Citizen's Forum

None

(248-683) Lot 2 Union Street (Map 24A, Parcel 160)

Proposed construction of a new single-family dwelling, driveway and utilities with construction activities within the 100 foot buffer zone of a resource area. The applicant is Outlaw Two, LLC represented by Land Planning, Inc., 214 Worcester Street, North Grafton, MA 01536.

Cindy Campbell and Dave Pickart arrived shortly after this presentation started.

Bryan Hill, Land Planning, Inc., is representing Outlaw Two, LLC and explained that the project is within 100 feet of the wetland. They are requesting a waiver from the no-disturb zone as this lot is a grandfathered lot. The driveway has been moved away from the wetland to the other side of the lot. They have added a row of bushes along the wetland line. The house has been moved slightly back so they have been able to gain a little more buffer between the house and the wetland. They have met to the best extent possible all the requirements including the drainage, no-build, etc., per B. Hill. This is not in the

Federal Emergency Management Association (FEMA) flood zone. The proposed house no longer has a basement and will be on a slab that will be three (3) feet above the roadway.

J. Danaceau expressed concern with the water / flooding of the land and wants to know where the water will go. B. Hill explained that the house is designed three (3) feet above the roadway and the wetlands have been flagged at the limit of seasonal high ground water with the 100 foot buffer zone accounted for. Another resident seems to think that the area on the plan denoted as wet meadow may be a vernal pool. B. Hill explained that around wetland flags WF6 and WF7 there is a natural depression. The stream has a slow / gradual slope per J. Danaceau.

D. Pickart looked at the flooding issue several ways. The property is not the cause of the flooding issue. The development upstream and a possible blocked culvert under the railroad tracks are likely the cause of the flooding. This project cannot fix those issues. D. Pickart has to look at this project and determine if it makes the flooding issue worse and determined that the change is undetectable. Cleaning out, repair, increasing the slope, or enlarging the culvert could be done by the MA Mosquito Control without a permit. D. Pickart has reached out to them but he has not heard back yet. There is less runoff than a typical single-family home as there will be stormwater catching, infiltration, etc. done.

J. Danaceau stated that the water does not come from the property but there is lots of water coming from above and flooding this property. W. Godin stated that where the wet meadow is indicated on the plans they used to ice skate there as children and water is there all the time. K. Chauvin of 107 Union Street reiterated that there is flooding many times and up to the Curley house at 146 Union Street. A. Magowan of 128 Union Street saw a one (1) ton dump truck dump fill on the property earlier and they sank to the back end during the cold weather months. W. Godin surmised that with the slab house three (3) feet above the roadway that the house on the property will have a gigantic moat around the house when it floods.

D. Pickart explained that wetlands are determined by hydric soils, water at / near the growing season for a significant part of the year and by plants growing in the area. D. Pickart will take his own soil samples once the ground is not frozen. The stormwater catching will be from downspouts and piped into two (2) subsurface chambers that contain coarse gravel and filter dirt and these will be backfilled with loam.

D. Pickart is hoping to look at the site next week with B. Hill. The Commission was asked if they are interested in attending the site visit. Some are as they would like to see the residents' concerns firsthand. A site walk has been scheduled for Saturday, March 13, 2021 at 10:00AM. B. Hill will check with the owner to see if the public can attend the site walk on the property. The NCC reminded everyone that site walks are for observation purposes only and no decisions will be made at the site walk. Any pictures that the residents want to send to the NCC can be done by mail or email.

Motion made by J. Carroll and seconded by S. Gniadek. The NCC voted 5-0 by roll call vote of B. McNamee – Yes; J. Carroll – Yes; S. Gniadek – Yes; C. Campbell – Yes; and J. Arbuckle – Yes to continue the Public Hearing to March 17, 2021 at 7:05PM.

(248-XXX) 0 Glen Drive (Map 9, Parcel 56)

Proposed construction of a single-family dwelling with associated earthwork and on-site sewage disposal system within the 100 foot buffer to a Bordering Vegetated Wetland (BVW). The applicant is Eastland Partners, Inc. represented by Turning Point Engineering, PO Box 757, Sutton, MA 01590.

Due to an error with notifying abutters, the opening of the 0 Glen Drive Public Hearing has been postponed to March 17, 2021 at 7:15PM.

(01-RDA-2021) 2679 Providence Road (Map 19, Parcel 70)

Proposed replacement of a septic system. The applicant is Kristen Parker represented by Summit Engineering, 710 Main Street, N. Oxford, MA 01537.

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

Peter Lavoie, Summit Engineering, explained that there are two (2) structures on the lot with Providence Road in the front and the Blackstone River in the back. There is an intermittent stream that runs under the parking lot and flows toward the Blackstone River. The south structure has a septic system that is located on a neighboring property and the north structure has a septic system with a leach field. This Request for Determination of Applicability (RDA) is to install a new septic in the front of the structures that will service both buildings. This will be done in the area that is all pavement.

This project entails work in the 200 foot buffer zone to the Blackstone River but is exempt from the Wetlands Protection Act (WPA) regulations. Portions to the work will occur within the 100 foot buffer zone, however, there will be no adverse impact to the 100 foot buffer zone as work will be in the outer 50 foot buffer, the area is relatively flat and erosion controls (straw wattles) will be installed / maintained during the work period. D. Pickart recommends issuing a negative determination #3 (work in buffer but will not impact resource areas) and #6 (exempt from Riverfront Area).

Motion made by C. Campbell and seconded by J. Arbuckle. The NCC voted 5-0 by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; B. McNamee – Yes; C. Campbell – Yes; and S. Gniadek – Yes to issue the Negative Determination with #3 and #6.

Old / New Business

(248-653) Syncarpha Northbridge I Solar – Request for Certificate of Compliance (COC)
Devin Howe, Beals Associates, explained that the developer is seeking a COC. There was lots of blasting onsite done due to ledge. D. Pickart mentioned that he has not done his formal review yet and he wants to see the site after the snow melts. Also, it has only been one (1) year since the replication area was completed and the NCC requires two (2) growing seasons before they release it from the Order of Conditions (OOC). There has been a significant amount of work done to the access road from Church Street. Conduit and a subsurface junction box has been added. Runoff and sediment is getting into the drainage system. There are still exposed soils where the utilities were installed. These areas need to be covered with wood chips. D. Pickart also needs to know what the yellow material at the utility pole is. To address the drainage, the basin needs to be enlarged or the level spreader needs to be modified. The NCC can allow the drainage issues to be addressed under an Emergency Certification so no new Notice of Intent (NOI) would need to be filed or an amendment to the OOC. If the developer refutes the need to change /

modify the drainage, then modeling will need to be done and provided to the NCC showing the decrease in runoff. Syncarpha Solar has a differing opinion from the Stone Hill Condos methodology which is located next to the solar project and may be contributing to the concerns. Syncarpha Solar feels that there were no flooding concerns until the Stone Hill Condos started construction. D. Pickart suggests meeting D. Howe onsite to discuss the outstanding issues. D. Howe was reminded that there are some outstanding invoices from the engineering review. He will get in touch with the developer to see if the funds to cover the invoices be expedited. J. Luchini (DPW) will schedule the camera work of the culvert(s) possibly next week, per D. Pickart. The NCC continued this request to the April 07, 2021 meeting.

(248-655) Syncarpha Northbridge II Solar – Request for COC

See discussion under Syncarpha Northbridge I Solar.

Conservation Fund – Review draft warrant article

D. Pickart sent the draft of the warrant article. Several members have not reviewed this draft before the meeting so D. Pickart read the draft out loud. The NCC discussed the warrant article and noted one change to be made in the last sentence that “of” should be changed to “or.”

Motion made by C. Campbell and seconded by J. Carroll. The NCC voted 5-0 by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; B. McNamee – Yes; C. Campbell – Yes; and S. Gniadek – Yes to accept and submit the warrant article for Town Meeting with the one noted correction.

Other

Stone Hill Condos – D. Pickart stated that most of the water is now going into the basins. S. O’Connell, Turning Point Engineering, was going to present the design for the modification, but he is not present at this meeting. D. Pickart will contact him and have it sent to the NCC.

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

Adjournment

Motion made by C. Campbell and seconded by J. Arbuckle. The NCC voted 5-0 to adjourn the meeting about 8:43PM by roll call vote of J. Carroll – Yes; C. Campbell – Yes; J. Arbuckle – Yes; S. Gniadek – Yes; and B. McNamee – Yes.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



March 03, 2021

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Summit Engineering	02/16/2021	RDA – 2679 Providence Road Septic
Turning Point Engine	Rec'd 02/08/21	NOI – 0 Glen Drive
Graves Engineering	02/22/2021	Syncarpha I and II Projects Outstanding Invoice
Community Planning	02/22/2021	Syncarpha I and II Comments Regarding Requests for COCs
Conservation Agent	02/22/2021	Syncarpha I and II Projects Requests for COCs
Beals Associates	02/19/2021	Syncarpha I (248-653) Request for COC
Beals Associates	02/19/2021	Syncarpha II (248-655) Request for COC
Planning Board	02/24/2021	Subdivision Rules & Regs Digital Submission Requirements
Planning Board	02/10/2021	The Camelot Phases 2 & 3 Lot Release
Planning Office	02/10/2021	342-350 Providence Road Approved Site Plan
Planning Board	04/25/2001	Open Space Lot for D & B Estates
Earth Zen	02/22/2021	0 Glen Drive, Request for Commissioned Study
Earth Zen	02/22/2021	0 Glen Drive Vernal Pool Location
Conservation Agent	03/01/2021	2679 Providence Road Agent Report
Conservation Agent	02/17/2021	Agent Report through 02/17/2021
Conservation Agent	03/04/2021	Warrant Article Submission
Conservation Agent	03/03/2021	Union Street Agent Comments dated 03/03/2021
Conservation Agent	03/03/2021	Agent Report Through 03/03/2021

WEEKLY REPORTS

- February 07, 2021 to February 20, 2021
- February 21, 2021 to February 27, 2021

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING