



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
JULY 20 2021

Meeting Minutes May 05, 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, Steve Gniadek, and Barbara McNamee were present. Rich Chiras and Cindy Campbell were absent. David Pickart, Conservation Commission (NCC Agent), was also present. Barbara Kinney, NCC Administrative Assistant, was absent. There is one (1) open vacancy on the NCC.

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

Attendees: Deb Castell, Leland Road.

Citizen's Forum None

(248-684) 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.

The applicant has requested a continuance. The engineer, wetland scientist and our Conservation Agent had a site visit and did more thorough observations. Changes will be made to the plans to reflect the changes noted. The Department of Environmental Protection (DEP) number has been received and they did not have any comments. The upland basin has been turned over to the Department of Public Works (DPW) to address.

Motion made by J. Arbuckle and seconded by J. Carroll. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to continue the Public Hearing to May 19, 2021 at 7:05PM.

(248-XXX) 2653 Providence Road (Map 19, Parcel 68)

Proposed construction of a single-family home and associated activities within Riverfront Area. The applicant is Yong Li represented by Civil Site Engineering, LLC, 80 Maple Street, Douglas, MA 01516.

Margaret Bacon, Civil Site Engineering, was present representing the owner Yong Li and explained that this is an existing house that is in disrepair and a septic system that needs replacing. This is a difficult site and she proposes using a tight tank. The new house will be on the same foundation and the tight tank is the only option for septic on this site. It will be located under the parking area. The DEP file number has not been received yet. They have not filed with Natural Heritage Endangered Species Program (NHESP).

M. Bacon then reviewed D. Pickart's comments with the NCC. (1) The terrain is very steep down to the water so more than straw wattles are needed. An entrenched silt fence will need to be installed as well. (2) Work appears to be done in the floodplain. The property was surveyed by two (2) separate surveyors. One did the bottom of the property and another did the top of the property so there was a conversion factor in combining the two surveys of a +/-17 foot discrepancy. The topographies needed to be adjusted. The floodplain goes about ¼ of the way up the plan from the river. (3) The parking area over the tight tank may be gravel. There would be nine (9) inches of gravel over the tight tank or it could be paved. (4) If the project is viewed as replacing a septic system then it is exempt from the Riverfront Protection Act (RPA) but if it is viewed as creating parking, then it may not get the exemption. However, upgrading to a tight tank will be better than what is there now, but more impervious cover would be an offset to that benefit. Maybe paving blocks could be used to provide a pervious area but also have a more stable surface area for vehicles. M. Bacon explained that they can put holes in the retaining wall and have some kind of infiltration on the other side of the wall and capture the runoff there. D. Pickart stated that if they go that route, then they need to show that the existing pavement connects to that area. He is not sure if they can use the existing retaining wall. (5) The concrete bounds should be installed at the limit of work so that no landscape debris will be dumped over the edge to the wetlands. The NCC will review if something easier to install can be used.

Motion made by J. Carroll and seconded by J. Arbuckle. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to continue the Public Hearing to May 19, 2021 at 7:20PM.

(248-573) The Camelot (Map 16, Parcel 28)

Request for an Amended Order of Conditions (OOC) for proposed changes to the approved wetland crossing on Grace Street. Applicants are J & F Marinella Development and Outlaw Two, LLC represented by Turning Point Engineering, PO Box 757, Sutton, MA 01590.

Steve O'Connell, Turning Point Engineering, stated he has received the comment letter from D. Pickart following the site walk last week. They are in agreement with the delineation. There are also proposed changes to the wetland crossing and the NCC recommends a bond be in place and that is acceptable to the developer. A bond for \$25,000 is satisfactory.

Motion made by J. Arbuckle and seconded by J. Carroll. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to close the Public Hearing.

(248-653 / 248-665) Syncarpha Northbridge I / II Solar (Maps 14/14, Parcels 15/22)

Requests for Certificates of Compliance (COC).

D. Pickart heard from Devin Howe, Beals Associates, that the client has not yet sorted out the payment of prior invoice(s) from the Planning Board's consultant. This discussion will be tabled until the next meeting. D. Pickart visited the site and it does not appear that any recommended corrections have been done. These corrections were requested more than a month ago.

Motion made by J. Arbuckle and seconded by S. Gniadek. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to continue this discussion to May 19, 2021 at 7:30PM.

Leland Road Drainage Discussion

D. Pickart has spoken to J. Luchini (DPW) today. They are still waiting for a quote. The budget has been approved for FY22. Once the quote is received, he hopes there will be enough funds left in FY21 to complete the work. If not, they will need to wait until FY22 (starts July 1, 2021). Deb Castell wanted to know if there has been some sort of plan devised to address the water coming out of the hill. D. Pickart stated that yes there is a plan, but unfortunately it has not been completed yet. All parties need to view the runoff when it is happening. The situation appears to be exacerbated when the ground is frozen so this issue seems to be seasonal. The developer is not looking to close out the project yet, so there is plenty of time to address the issue(s).

Old / New Business

(248-437) 518 Douglas Road – Request for a COC

D. Pickart explained that this is an old OOC to construct a garage that was denied, appealed and sent back to the NCC. The OOC was issued and a three (3) year extension was approved. However, the garage was never built so the COC would reflect that work was never done and never valid. The property is now being sold.

Motion made by J. Arbuckle and seconded by S. Gniadek. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to issue the COC with the indications stated above.

Other

Deb Castell had a question regarding the warrant article for the Conservation Fund that was passed over at the Spring Annual Town Meeting (SATM). B. McNamee explained that it was passed over because a NCC member could not attend the meeting that night. This warrant article will be resubmitted for the Fall Annual Town Meeting (FATM).

D. Pickart noted that he received a phone call from an owner of the property off Puddon Street who was in discussions with NCC regarding the Town possibly purchasing the property. After talking with the other owners (heirs), they have decided not to pursue this at this time.

D. Pickart has looked at two (2) sites from the discussion at the last meeting. The first site has an actual address of 9 Violette Circle and not Sutton Street. However, the Assessor's information says that it is 346 Sutton Street. D. Pickart is not sure if the NCC signed a building permit for a pool there. It appears that some recent clearing has been done to prevent brush from encroaching on the fence that is around the pool. It appears that some

new fence has been installed, as some of it is white plastic and then it changes to chain link. The clearing may have been done to install the fence. D. Pickart will research further.

D. Pickart also looked at Sutton Street near Adams 5 corners and it looks like the clearing may be 100 feet from the wetland (he did not pull a tape). He seems to think it looks okay.

On Providence Road across from Thomas Street (near Grafton line), someone has cleared up to both edges of the stream. D. Pickart cannot check it out as there are no trespassing signs all along the front of the property. There is potentially a significant violation.

On Linwood Avenue, someone has cut trees right up to the Mumford River. D. Pickart will issue an Enforcement Order.

At 90 Hickory Lane, D. Pickart reviewed the property with Mr. Fabrizio. The plantings are doing very well (all flowering). The ground cover is about 75% and Mr. Fabrizio has not been maintaining the area, which is good. Mr. Fabrizio is asking for a letter to release the enforcement order. *Motion made by J. Arbuckle and seconded by S. Gniadek. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; B. McNamee – Yes; S. Gniadek – Yes to release the enforcement order.*

D. Pickart drafted a letter of support for the Municipal Vulnerability Program (MVP) Grant application. The NCC reviewed it and thinks it is good. The preparers of the grant application met with the local MVP coordinator and got feedback to increase the chances of being awarded a grant. The last time the Town submitted an application they were only two (2) points below the cut-off. They have changed the application to reflect input where the MVP coordinator felt the application fell short. The grant is for the Carpenter Reservoir causeway for the feasibility to develop and analyze a variety of alternatives including the complete removal of the causeway. However, it is not likely that it will go that far. There will also be an analysis of the potential to develop infrastructure and / or nature base solutions to provide more resiliency to the effects of climate change such as bio-stabilization and more tree planting throughout the watershed of the Carpenter Reservoir basin and Whittin Pond. D. Pickart is not sure but thinks the grant may be for +/- \$70,000 with a town match. Here's hoping that the application will be accepted.

B. Kinney has returned from medical leave and will be working part-time for the next few weeks. This week she will be in during the mornings, however, after that she will working mid-day to cover the limited hours that the town offices are open to the public. After that she will return full-time.

B. McNamee voiced concerns with the NCC needing a 7th member on the Commission. The dream person would be someone who has more time to devote to the Commission. The problem with no one being able to attend the SATM just emphasizes the need for a full Commission. She is requesting the current members to try and find someone. They discussed where they could possibly post the vacancy. D. Pickart suggests putting a bullet item on our website page in all caps under news / announcements that we have a vacancy. The Town Manager's Office will also be contacted to see if any new talent bank forms have been received.

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

Adjournment

Motion made by J. Arbuckle and seconded by J. Carroll. The NCC voted 4-0 to adjourn the meeting about 8:06PM by roll call vote of J. Carroll – Yes; J. Arbuckle – Yes; S. Gniadek – Yes; and B. McNamee – Yes.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant

