



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
FAX: (508) 234-0814

### Meeting Minutes October 20, 2021

Justine Carroll, Rich Chiras, Cindee Cummiskey, Barbara McNamee, and Justin Arbuckle were present. Steve Gniadek and Chloe Mawn were absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant was present and David Pickart, NCC Agent, was absent.

J. Carroll opened the meeting at 7:00PM.

Attendees: Brian Castell; Jack Savell; Zach O'Donnell; Rufin Van Bossuyt; Nick Santangelo, Beals & Thomas; Joe Richards; Rick Vallerelli, Shining Rock Golf Club; John Nordquist; Steve Fleming; Laura Reeves, Vanasse Hangen Brustlin, Inc. (VHB); Rebecca Siegle; Ed Ryan; Nick Scoli, VHB; Taylor Donovan, VHB; Mike Shor; Carol Cormier; Sally Guenette; Daniel Gauthier; Joanne Ryker; and Louis Papadellis.

#### Citizen's Forum

None

#### (248-673) McQuade's Lane Solar Discussion of Changes

Nick Santangelo gave a brief history of the project and the NCC issued the Order of Conditions (OOC) in 2019. Graves Engineering recently reviewed the modification(s) proposed for the site. The change is for the width of the roadway to go from 15 to 18 feet wide per the request of the Fire Department. The wetland crossing has not changed.

*Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 4-0-1 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; J. Arbuckle – Yes; and C. Cummiskey – Abstain to consider this a minor modification and no amendment is needed to the Order of Conditions.*

#### **(248-0684) 0 Glen Drive (Map 9, Parcel 56)**

Proposed construction of a single family home and associated activities within buffer zone. The applicant is Eastland Partners represented by Turning Point Engineering, PO Box 757, Sutton, MA 01590.

A continuance has been requested.

*Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; J. Arbuckle – Yes; and C. Cummiskey – Yes to continue the Public Hearing to November 03, 2021 at 7:25PM.*

**(248-687) Winston Woods (Off Spring Street) (Map 15A, Parcels 224-232)**

Proposed construction of a nine (9)-lot residential subdivision with associated infrastructure. The applicant for this project is Brian Fitzgerald represented by Guerriere & Halnon, Inc. (G & H), 1029 Providence Road, Whitinsville, MA 01588.

The opening of this Public Hearing has been tabled to the next meeting of November 03, 2021 at 7:05PM as additional abutters need to be notified.

**(248-XXX) Shining Rock Golf (421 Upton Street) (Map 25, Parcels 151 & 162)**

Proposed construction of a par 3 golf course (9 holes), small clubhouse building, parking spaces and utility improvements. The applicant for this project is SR Golf Club, LLC represented by VHB, 101 Walnut Street, PO Box 9151, Watertown, MA 02471.

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

Rick Vallerelli explained that the project will be on 19 acres of land with access from Hartford Avenue in Upton. The parking lot is gravel. Laura Reeves stated that they received the DEP file number today (248-688). This plan is not the final design. She pointed out the wetland areas. Portions of the land on or near the project contain resource areas subject to the jurisdiction of the NCC. These wetland resource areas include: Bordering Vegetated Wetlands (BVW), Isolated Land Subject to Flooding, and an intermittent stream. There is also a potential vernal pool on the site. Nick Scoli explained that the drainage flows from the high point where the tower sits down to the east and the west. The peak rates and volume of runoff will be decreased. There will be no cart paths. The only impervious area will be clubhouse and the patio. The parking lot will remain gravel.

There will be +/-130 square feet of fill in the isolated wetland and the mitigation will be by the intermittent stream. The trees will be cut within the limit of work but they hope to save some of the trees. Taylor Donovan explained the fill will be in wetland 1, there will be a small amount of clearing within the 35 foot no-disturb of wetland 6, and there will be work within the 100 foot buffer zone of wetlands 2-5. Only clearing and grading will take place in the 50 foot no-build buffer of the wetlands. The intermittent stream will flow through the site with a vegetated area alongside it to serve as a wildlife habitat. A peer review for the drainage will need to be done and paid for by the applicant. There are trees and vegetation on the property now so it will be difficult to get a machine on the site to do the test pits. They would like to do them later when the area is cleared. An amendment to the OOC could be sought at that time if needed. A more detailed memo will be coming from the Department of Public Works (DPW).

*Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; J. Arbuckle – Yes; and C. Cumiskey – Yes to engage the services of Graves Engineering for the peer review of the drainage.*

Ed Ryan stated that looking out his back window he can see an intermittent stream that flows more heavily during rainstorms. He is not sure where it originates or where it ends. He is concerned with the flow once the clearing is done. Any blockage of wetland #4 could overflow the culverts and damage his property. This has happened in the past. There is

also water seeping out of the ground and he is concerned with flooding from that area as well. N. Scoli stated that large detention basins are proposed so there will be less runoff. They have five (5) major design points. Jack Savell spoke with the DPW and they stated this will be addressed. The roadway will be impacted positively. The asphalt is gone and the roadway is now dirt. The NCC members should visit the site. A formal site visit could be done further along in the process. John Nordquist stated the swale contains water and now another 10-12 acres will discharge to it and he is concerned with flooding. It was explained that the detention basins will hold and detain the water so that it will be released slowly instead of rushing down all at once. J. Nordquist believes that part of the problem is that the drainage pipes have 90 degree angles under Upton Street.

A new resident to the town noted his concerns with the environment. The Blackstone River does not look good and he is concerned with the chemicals from the golf course making it worse. VHB explained to him that unless specific conditions are required in the approvals/permits for this site, then it will be treated like any other golf course. However, he sees this as a very low maintenance site as there will be lots of wetlands, drainage basins, etc. The resident then wanted to know if anyone was looking into if it is a historic site as he knows that the Nipmuc tribes were in this area. VHB thinks it will not be looked into. The NCC explained that whether it is a historic site or not is beyond their jurisdiction.

*Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; J. Arbuckle – Yes; and C. Cummiskey – Yes to continue the Public Hearing to November 03, 2021 at 7:35PM.*

### **Old / New Business**

#### 142 Rebecca Road (Joe Richards) – Discussion

Joe Richards explained that he bought the property in June 2020. The house was built in 2013 and the pool and patio were installed in 2016. J. Richards cut trees and removed brush, etc. to extend the lawn. The wetland markers are no longer there. Per D. Pickart, after J. Richards was told to cease and desist, he proceeded to remove the stumps. J. Richards explained that his yard has some safety issues. There is a raised stonewall that caused injury to his three (3)-year old. A top of a pine tree snapped off and landed in the play area of the yard during one of the last storms. J. Richards then shared a plot plan of his property that shows a utility easement but no indication of wetlands. He also provided a copy of the assessor's map and a plan from muni-mapper that also show no wetlands. J. Richards stated that Lot 52 behind him has cleared in a wetland area. Some type of restoration is needed from J. Richards. The few inches of fill will be scraped off and trees/shrubs will be planted. The floor of the wetland should be seeded with a wetland grass and forb mix. An Enforcement Order (EO) may be issued after the site visit with several NCC members and the Conservation Agent and next meeting. The bounds will need to be put back in place.

#### Fall Annual Town Meeting – October 26, 2021

J. Carroll mentioned that she has never been to a town meeting in Northbridge before, but she will be at this one for the conservation fund article. It was also mentioned that possibly D. Pickart and B. McNamee may attend the town meeting as well.

#### Christmas Tree Recycling – Choose date

The NCC has chosen January 08, 2022 for the Christmas Tree Recycling Event.

**Other**

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

**Adjournment**

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to adjourn the meeting about 8:31PM.*

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:



## CONSERVATION MAIL LIST

## WEEKLY REPORTS

- ### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Email and documentation regarding 142 Rebecca Road