



**TOWN OF NORTHBRIDGE  
CONSERVATION COMMISSION**

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NORTHBRIDGE TOWN CLERK  
LINDA B. ZYWIEH

**Meeting Minutes  
June 01, 2022**

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

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

Attendees: Deb Castell and Karen Keegan, Allen Engineering.

**Citizen's Forum**  
None

*C. Mawn arrived about 7:04PM.*

**(248-691) 365 Benson Road (Map 17, Parcel(s) 121 & 122)**

Proposed construction of a 24 foot x 60 foot garage with driveway and associated grading within the 50 foot no-build buffer and 35 foot no-disturb buffer of a Bordering Vegetated Wetland (BVW). The applicant is James Berkowitz, TJJ Development Corporation represented by Allen Engineering & Associates, 1 Charlesview Rd, Suite 2, Hopedale, MA 01747.

Karen Keegan requested a continuance to June 15, 2022 because the meeting with the Zoning Board of Appeals (ZBA) will not be held until June 09, 2022. All of the work is outside of the wetland area and they will be only working in the buffer areas as long as they get the approval from the ZBA. The Department of Environmental Protection (DEP) number has been received but is not listed on the agenda.

*Motion made by R. Chiras and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; B. McNamee – Yes; and C. Mawn – Yes to continue the Public Hearing to June 15, 2022 at the first available time.*

**(248-692) 500 & 600 Commerce Drive (Buildings #5 & #6 Osterman Commerce Park) (Map 28, Parcel 73)**

Proposed construction of two (2) commercial buildings with associated parking, driveways and utilities. The applicant is VE Properties IX, LCC represented by Allen Engineering & Associates, 1 Charlesview Rd, Suite 2, Hopedale, MA 01747.

The DEP file number has been received. K. Keegan believes that this is all set and we were just waiting for the file number of 248-0692. DEP has no comments. D. Pickart

suggested issuing the Order of Conditions (OOC) with the standard conditions and install bounds in certain areas.

*Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; B. McNamee – Yes; and C. Mawn – Yes to close the Public Hearing.*

*Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 5-0 by roll call vote of J. Arbuckle – Yes; J. Carroll – Yes; R. Chiras – Yes; B. McNamee – Yes; and C. Mawn – Yes to issue the Order of Conditions.*

### **Old/New Business**

In Person Meetings – Discuss when to return.

No one has heard anything yet on whether the State will extend the allowance to hold virtual meetings. The NCC is in no hurry to return to in-person meetings. The next meeting after June 15, 2022 is July 20, 2022 which is after the July 15, 2022 deadline to return to in-person meetings at this time. D. Pickart will reach out to the town on what their thoughts are.

### **Other**

Leland Road Update – D. Pickart reported that Syncarpha Solar has taken care of a lot of their outstanding drainage requirements. The clean-out of the basins and swales has been done. Also the road has been repaired and cleaned. They have added rock to a couple of swales and where a kind of a waterfall from the Stone Hill Condos was entering the site. These changes should help. More time is needed make sure the vegetation grows in. We are still waiting for feedback from Stone Hill Condos, but they are beginning to direct more runoff towards the Providence Road side of the site which should slowly but surely decrease what is directed to the Leland Road side of the site. Some progress is being made and there will be more to come. We have not received a lot of rain lately to accurately assess what's going to happen or could be happening to the neighborhood now. D. Pickart took pictures of what Syncarpha has completed. The engineer is pulling together a proposal to address modifications to pipe the drainage system behind the Leland Road houses.

Mumford River Boardwalk – The surveyors provided a quote. D. Pickart and Macey Poitras-Cote (summer intern) flagged the wetlands including the mean annual high water line to the Mumford River. The Board of Selectmen (BOS) voted unanimously to adopt the Blackstone River Collaborative Initiative which the NCC provided the BOS with a letter of support +/-three (3) months ago.

Municipal Vulnerability Program (MVP) Grant – D. Pickart gave the BOS a brief update on the progress being made on the MVP grant. A public forum at the elementary school on Crescent Street will be held on June 09, 2022 at 5:00PM. It would be great if some of the NCC members could attend. There will be a elaborate presentation of what was found and where they are going. A plan of action will be decided from the input received to-date and input from the public forum.

Riverdale Mill – D. Pickart does not know who to contact at the mill to address the issue. He will need to research this. He will also need to research whether it is exempt from the NCC because it is/was producing electricity. Also, whether the Federal Energy Regulatory

Commission (FERC) permitted the hydroelectricity and if they extended the license. A leak that led to a structure failure is what happened that caused the large release of water from the pond.

Lovey's Garden Marketplace – The property on School Street has been sold to someone who lives across the street from the property. D. Pickart and G. Bechtholdt will be meeting with the owner of the Main Street property to have him clean up the site.

South Main Street – D. Pickart followed-up with the owner and the property is basically all wetland and floodplain. The owner is blaming the Department of Public Works (DPW) and she will need to take that up with the DPW.

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

**Adjournment**

*Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 5-0 to adjourn the meeting about 7:30PM.*

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:

06-15-2022

## CONSERVATION MAIL LIST

## WEEKLY REPORTS

- ### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING