



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
LINDA D. ZYWIEN

Meeting Minutes June 15, 2022

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

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

Attendees: Rob Lussier, CMG Environmental; Karen Keegan, Allen Engineering (AEA); Macey Poitras-Cote; and Jim Berkowitz.

D. Pickart introduced M. Poitras-Cote to the Conservation Commission. She is our volunteer summer intern. She is studying environmental science and he is mentoring her on research, delineating wetlands, reviewing NOIs, trail mapping, etc. They are also reviewing the planting list for climate resistance and drought tolerance. M. Poitras-Cote is enjoying her time here this summer.

R. Chiras arrived about 7:03PM.

Citizen's Forum

None

(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 AEA, 1 Charlesview Rd, Suite 2, Hopedale, MA 01747.

Karen Keegan explained that the revised plans have been submitted and the Zoning Board of Appeals (ZBA) approved the Variance for the building to be 30.5 feet from the front. The work will be up against the wetlands but there will be no work in the wetlands; all work will be in the buffer zone. They will be planting six (6) red maples to compensate for the trees that will be taken down. Most of the property is lower than the road so some fill is needed to grade the area. The building will be +/-35.7 feet from the wetland and the driveway will be +/-15 feet away. They pushed the project into the corner as best they can. D. Pickart has no further comment other than the seed mix must be a conservation mix for wetland plants or something acceptable. The retaining wall is to function as the bounds. Any future work past the base of the wall will required further approval from the NCC. The NCC deliberated on the waivers requested for this project.

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 5-0 by roll call vote of R. Chiras – Yes; C. Cummiskey – Yes; B. McNamee – Yes; J. Carroll – Yes; and C. Mawn – Yes to grant the waivers for the 35 foot no-disturb and 50 foot no-build as there is no alternative to keep the work out of the wetland.

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

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 5-0 by roll call vote of R. Chiras – Yes; C. Cummiskey – Yes; B. McNamee – Yes; J. Carroll – Yes; and C. Mawn – Yes to issue the Order of Conditions (OOC) with the special conditions of the seed mix specifications and any work past the retaining wall will require further approval.

(248-XXX) Douglas Road Contractor Condominiums (Map 3, Parcels 115 & 116)

Proposed construction of two (2) 6,250 square foot metal buildings with associated parking and utilities for the renting to contractors for storage and business operations at Douglas Road. The applicant is James Berkowitz, TJJ Development Corporation represented by CMG Environmental & Engineering, 67 Hall Road, Sturbridge, MA 01566.

The legal requirements have been satisfied including the publication of the legal ad. The Department of Environmental Protection (DEP) number is still needed. R. Lussier explained that approvals from the Planning Board and ZBA are needed too. Graves Engineering is performing the peer review. There is no address yet but the property is located at Map 3, Parcels 115 & 116. There is a small shanty near the center of the site. There are some wetlands on the property. Due to topography constraints they are looking for relief from the 35 and 50 foot buffer zones. A 40 foot driveway is needed to handle the large trucks. There will be two (2) metal buildings with parking. There will be a curb cut to Douglas Road and also access from the back of the contractors' yard. J. Berkowitz will rent out the units in the contractors yard. There will be town water and sewer, gas and overhead electric. They are proposing an onsite stormwater system that will retain a 100-year storm in the basin. The infiltration chambers will be for the roof runoff. A roadside matrix seed mix is proposed with some hardwoods too along the entire west side of the property and be cut down once a year. They are proposing a 12 inch culvert to the wetland to alleviate the flooding problem from the other site that has a large hill. Per D. Pickart, there has been some miscommunication and a New England upland seed mix with a broader spectrum should be used. The same company has a seed mix for the detention basins. He will send the developer the information. The site is all fly ash and some areas are six (6) feet deep with this material.

The Planning Board will probably want a site walk and the engineer will notify the NCC when this will take place so they can join if they wish.

Motion made by R. Chiras and seconded by C. Mawn. The NCC voted 5-0 by roll call vote of R. Chiras – Yes; C. Cummiskey – Yes; B. McNamee – Yes; J. Carroll – Yes; and C. Mawn – Yes to continue the Public Hearing to July 20, 2022 at 7:05PM.

(248-XXX) 2648 Providence Road (Map 25, Parcel 36)

Proposed installation of a new septic system at 2548 Providence Road. The applicant is Arthur Poisson represented by Land Planning, Inc., 214 Worcester Street, N. Grafton, MA 01536.

This Public Hearing was not opened. The engineer requested that the submittal be withdrawn as they are in the riverfront area for a replacement of a septic tank and they are exempt based on the grandfathering/exemption clause contained in 310 CMR 10.58(6)c, which states: "On-site sewage disposal systems in existence on August 7, 1996 and the repair or upgrade of existing systems in compliance with 310 CMR 15.000: The State Environmental Code, Title 5: Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-site Sewage Treatment and Disposal Systems and for the Transport and Disposal of Septage. New construction of a system under 310 CMR 15.000 must comply with 310 CMR 10.58, subject to the presumption for the siting of systems in 310 CMR 10.03."

Minutes

February 02, 2022

Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 3-0-2 by roll call vote of B. McNamee – Yes; J. Carroll – Yes; C. Mawn – Yes; R. Chiras – abstain; and C. Cummiskey – abstain to accept the minutes of February 02, 2022 as written.

April 06, 2022

Motion made by C. Mawn and seconded by R. Chiras. The NCC voted 4-0-1 by roll call vote of R. Chiras – Yes; B. McNamee – Yes; J. Carroll – Yes; C. Mawn – Yes; and C. Cummiskey – Abstain to accept the minutes of April 06, 2022 as written.

May 18, 2022

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 5-0 by roll call vote of R. Chiras – Yes; C. Cummiskey – Yes; B. McNamee – Yes; J. Carroll – Yes; and C. Mawn – Yes to accept the minutes of May 18, 2022 as written.

June 01, 2022

Motion made by R. Chiras and seconded by C. Mawn. The NCC voted 4-0-1 by roll call vote of R. Chiras – Yes; B. McNamee – Yes; J. Carroll – Yes; C. Mawn – Yes; and C. Cummiskey – Abstain to accept the minutes of June 01, 2022 as written.

Old/New Business

In Person Meetings – Discuss when to return.

The NCC decided to return to an in-person meeting for the July 20 meeting since it is after the July 15 state deadline. At the next meeting, they will discuss remote vs. in-person meetings if the state extends the deadline.

Other

Leland Road – D. Pickart explained that there is some runoff but it looks good overall. Some repairs are still needed. The upper basin gets the runoff and the lower basin does not receive any runoff at Stone Hill Condos. There is something going on there that needs to be addressed. Syncarpha Northbridge Solar basins have held up and they still need their Certificate of Compliance (COC). Behind the apartments on Leland Road there is only a trickle into the piping. There is a puddle area that needs to be shored up. The

Department of Public Works (DPW) has money in the new fiscal year budget to do a study of the Church St./Leland Rd. area for a permanent solution.

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

Adjournment

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 5-0 to adjourn the meeting about 8:02PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant

08/23/2022

CONSERVATION MAIL LIST

WEEKLY REPORTS

- ### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING