



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK  
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### Meeting Minutes December 15, 2021

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

J. Carroll opened the meeting at 7:01PM.

Attendees: Deb Castel; Steve Powers, Samiotes Consultants; Nick Skoly, Vanasse Hangen Brustlin (VHB); Rick Vallarelli, VHB; and Robert Duff, Guerriere & Halnon, Inc. (G & H).

#### Citizen's Forum

None

*R. Chiras joined the meeting at 7:15PM.*

#### **(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 G & H, 1029 Providence Road, Whitinsville, MA 01588.

J. Carroll abstained from this Public Hearing. R. Duff gave an update to the NCC. The revised plans have been submitted and the basin has been moved away from the Spring Street abutters. The drainage will flow to the basin and be piped under the road to the wetlands. The pre and post development values work, per R. Duff. They have relocated the access to the basin to off of Road A. They added a swale that will direct the water to the basin. The Planning Board (PB) took this information under advisement at last night's meeting. Graves Engineering will review this information. The applicant has cleaned out the inlets at the wall on Spring Street. He is seeking permission to remove by hand the trees that fell into the wetland. D. Pickart asked that they mark the trees to be removed so he can visit the site and make a determination. R. Duff will flag the trees and notify D. Pickart when this has been done.

*Motion made by S. Gniadek and seconded by R. Chiras. The NCC voted 4-0-1 by roll call vote of S. Gniadek – Yes; B. McNamee – Yes; R. Chiras – Yes; C. Mawn – Yes; and J. Carroll – Abstain to continue the Public Hearing to February 16, 2022 at 7:05PM.*

**(NCCP202101) Northbridge Fire Station 1681 Providence Road (Map 21, Parcel 27)**

Proposed new fire station with a two-way, multi-lane driveway and associated earthwork and utilities within buffer zones of wetland resource areas under a Town Bylaw Only Permit. The applicant for this project is Town of Northbridge represented by Samiotes Consultants, Inc., 20 A Street, Framingham, MA 01701.

Steve Powers explained a couple of changes and the replies to the comments raised by Graves Engineering. The building will be in the center of the property with circulation around it. The site walk was last Saturday, December 11, 2021. An isolated vegetated wetland will be filled in for the access to the site. There will be bio-retention basins at the front of the property. The rooftop runoff will flow to a basin and the steep slope will have vegetated cover. An erosion control blanket will be used on the north side of the steep slope. Snow storage areas have been added to the plans. Graves Engineering sent comments and there are no significant issues. The developer has addressed any concerns that Graves Engineering had. The final revised plans are coming. Access to large trails will be available; they just need to be coordinated so they do not interfere with fire operations.

*Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; S. Gniadek – Yes; and C. Mawn – Yes to grant the waiver.*

*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; S. Gniadek – Yes; and C. Mawn – Yes to close the Public Hearing.*

*Motion made by R. Chiras and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; S. Gniadek – Yes; and C. Mawn – Yes to issue the bylaw only permit subject to confirmation of the final plans and other departments with the standard special conditions and access to the trails.*

**(248-688) Shining Rock Golf (421 Upton Street) (Map 25, Parcels 151 & 162)**

Proposed construction of a par three (3) golf course (nine [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.

Nick Skoly explained that they have been going back and forth with Graves Engineering on a few items. The concerns regarding hydrology, hydraulics and MA DEP stormwater management, general engineering and general comments have been addressed. D. Pickart replied that he has reviewed the plans and confirmed that Graves Engineering's concerns have been addressed. VHB will do a drone fly over of the entire site and provide the NCC with an as-built plan.

D. Pickart received an email from the Department of Public Works (DPW) who wants to know what will be done to address the issues from the existing golf course. The applicant is to send the NCC the test pit results, the applicant shall complete drainage improvements proposed/approved along Upton Street concurrently with work on the project, and the applicant shall submit to the NCC a plan for the "natural drainage feature" that will be constructed at the project that includes details on the proposed native species planting.

Work on this project shall not proceed until the NCC or its Agent has given authorization to proceed.

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

*Motion made by S. Gniadek and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; B. McNamee – Yes; R. Chiras – Yes; S. Gniadek – Yes; and C. Mawn – Yes to issue the Order of Conditions (OOC) with the standard and special conditions stated above.*

### **Old / New Business**

(248-238) 355 Main Street – Request for Certificate of Compliance (COC)

The NCC reviewed the Conservation Agent's recommendation.

*Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; S. Gniadek – Yes; B. McNamee – Yes; and C. Mawn to issue the COC.*

(248-430) 355 Main Street – Request for COC

*Motion made by S. Gniadek and seconded by R. Chiras. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; S. Gniadek – Yes; B. McNamee – Yes; R. Chiras – Yes; and C. Mawn to issue a full COC.*

(248-565) 355 Main Street – Request for COC

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

(248-647) 355 Main Street – Request for COC

*Motion made by R. Chiras and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of J. Carroll – Yes; S. Gniadek – Yes; B. McNamee – Yes; R. Chiras – Yes; and C. Mawn to issue the COC indicating that the OOC is "invalid" (work never started).*

### **Minutes**

November 17, 2021

*Motion made by B. McNamee and seconded by S. Gniadek. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; S. Gniadek – Yes; B. McNamee – Yes; and C. Mawn to accept the minutes of November 17, 2021.*

December 01, 2021

*Motion made by S. Gniadek and seconded by B. McNamee. The NCC voted 4-0 by roll call vote of J. Carroll – Yes; S. Gniadek – Yes; B. McNamee – Yes; and C. Mawn to accept the minutes of December 01, 2021.*

### **Other**

Leland Road – The water has not come out of the hill in seven (7) months. The basin does have water in it. Syncarpha Solar has finished the underground conduit. The DPW wants a review the whole drainage system.

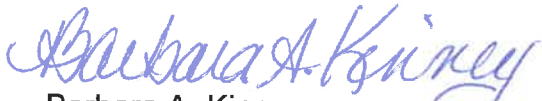
The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

**Adjournment**

*Motion made by C. Mawn and seconded by S. Gniadek. The NCC voted 5-0 to adjourn the meeting about 7:56PM.*

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney  
Conservation Administrative Assistant



December 15, 2021

## CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Conservation Agent	12/01/2021	Conservation Agent Report
VHB	12/07/2021	Shining Rock Response to Peer Review & Revised Plans
Conservation Agent	12/15/2021	355 Main Street Core Mark Requests for COC
Graves Engineering	12/14/2021	Shining Rock 9 Hole Hydrology and Stormwater Review
Conservation Agent	12/15/2021	Agent Report
VHB	12/15/2021	Shining Rock Par 3 Golf Response to Peer Review

### WEEKLY REPORTS

- October 31, 2021 to November 06, 2021
- November 07, 2021 to November 13, 2021
- November 14, 2021 to November 20, 2021
- November 21, 2021 to December 04, 2021
- December 05, 2021 to December 11, 2021
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### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING