



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
LINDA B. ZYWIEN

Meeting Minutes August 03, 2022

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

J. Carroll opened the meeting at 7:05PM once a quorum was reached.

Reorganization

Chair, Vice Chair & Clerk

Motion made by C. Mawn and seconded by S. Gniadek. The NCC voted 4-0 to appoint J. Carroll as Chair.

Motion made by S. Gniadek and seconded by C. Mawn. The NCC voted 4-0 to appoint B. McNamee as Vice Chair.

Motion made by J. Carroll and seconded by B. McNamee. The NCC voted 4-0 to appoint C. Mawn as Clerk.

Citizen's Forum

None

(248-694) 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 applicant has requested a continuance for additional time to address the Department of Environmental Protection (DEP)'s comments/concerns regarding floodplain elevations.

Motion made by C. Mawn and seconded by S. Gniadek. The NCC voted 4-0 to continue the Public Hearing to September 07, 2022 at 7:05PM.

(04-RDA-2022) 1623 Providence Road (Map 21A, Parcel 2)

Proposed construction of an attached carport in front of the dwelling. The applicant is Lillian Burnat, 1623 Providence Road, Northbridge, MA 01534.

The legal requirements have been satisfied including publication of the legal ad. The applicant wants to build a 12 foot by 14 foot carport that will be anchored onto sonotubes and the wing of the dwelling. There is an intermittent stream that extends along the northwestern and northern boundaries of the property. Work will occur +/- 40 feet from the Bank. The carport will be in an

area that currently consists of maintained lawn and paved driveway/parking area. The land is not steeply sloping to the stream. D. Pickart recommends the NCC issue a negative #3 and a negative #6 with the condition of installing erosion controls during construction as depicted in blue on the aerial view map.

Motion made by S. Gniadek and seconded by B. McNamee. The NCC voted 4-0 to issue a negative determination #3 and #6 with the condition of installing erosion controls during construction as depicted in blue on the aerial view map. Since the NCC will not be meeting again until September, B. Kinney will administratively sign the determination once it is prepared.

Minutes

July 20, 2022

Tabled to the next meeting.

June 15, 2022

Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 3-0-1 (S. Gniadek abstained) to accept the minutes of June 15, 2022.

Old/New Business

(248-620) WGM Fabricators – Request for Certificate of Compliance (COC)

Motion made by B. McNamee and seconded by S. Gniadek. The NCC voted 4-0 to issue the COC.

Meetings – Remote; In-person; Hybrid Discussion

The NCC will continue to meet in-person. They can revisit this format if needed. A meeting could be held via ZOOM at a moment's notice (48 hours posting requirements). D. Pickart could also set up a hybrid meeting if needed.

August 17 Meeting – Discuss cancellation

Motion made by B. McNamee and seconded by S. Gniadek. The NCC voted 4-0 to cancel the NCC meeting of August 17, 2022 due to the potential lack of a quorum.

ZAP50 Cleanup - Discussion

D. Pickart will provide the link to sign up for the ZAP50 cleanup so all places can get coverage.

Other

Trail Maps - D. Pickart reviewed with the NCC the first trail map (Shining Rock). The Mumford River Walk trail map will be ready soon.

Wells – The drought in MA is creating some problems with wells going dry. The Board of Health (BOH) discussed with D. Pickart how to get emergency approval so they do not need to file and go through the process that could take weeks and the resident would not have any water during that time. *Motion made by B. McNamee and seconded by S. Gniadek. The NCC voted 4-0 to grant administrative approval to allow either D. Pickart or B. Kinney to sign off on the emergency approval for a well with the installation of erosion controls unless the cutting of trees, crossing of wetlands, etc. is needed. If that extensive work is needed, the resident will need to file with the NCC first.*

School Street – The property on School Street (Map 22, Parcel 59) that was owned by G. Vecchione has been sold. There is a crunched culvert on the property and the new owner is looking to file a Request for Determination of Applicability (RDA) to repair/replace the culvert and would like to do the work during the fall when the area is still dry. Now is the

perfect time as we are in a drought. The new owner is also interested in putting the property under a conservation restriction with certain conditions. There are residents that like to fly their remote control planes, etc. down in the lower field. D. Pickart explained that the property is +/-16.6 acres and has environmental value. It is mostly in the floodplain, has vernal pools (not certified yet), has rare species habitat and there is a bio map core habitat. There is an existing kind of parking area that could be utilized for hikers at Shining Rock as well. There is an opportunity to put in trails and you can walk right out to the river. There is an extensive marsh area too. D. Pickart commented that the wildlife there is incredible. The owner will come in and have a preliminary discussion and will go from there. The NCC is interested in having this discussion. The owner will be asked to come to the September 07, 2022 meeting. A conservation restriction can be a long process to get approved.

Grant Opportunities – D. Pickart is pursuing grant opportunities for ecological benefit. Permit fees collected through the Army Corps. Of Engineers may be used for this purpose. Ellis Pond has a culvert that connects a cold water stream under Old Quaker Street. This culvert is a mess and D. Pickart is reaching out to see if he can have the Department of Conservation and Recreation (DCR) provide some funding too to get this culvert replaced.

2040 Providence Road – The Planning Board was approached by DEP to remove this property from their jurisdiction. There is currently an Administrative Consent Order (ACO) on the property. The company that owns the land is gone; it is an LLC that no longer legally exists. The Environmental Protection Agency (EPA) may have grant money for a cleanup. This property is only good for passive recreation, such as a park. The town would need strong assurances that the clean-up is funded before it would accept this property. The NCC commented that it would be nice to see something done there to clean it up.

Conservation Fund – D. Pickart is exploring more outreach opportunities to donate to the Conservation Fund. We cannot legally ask for donations. We can, however, keep plastering Facebook, possibly go on the local cable show with Harry Berkowitz, do a press release, etc.

Castle Hill – The Community Preservation Committee (CPC) is looking to purchase the Castle Hill property but cannot get anyone to do an appraisal. The barn will not be on the property as the new owner wants to carve out 10 acres that includes the barn to build a house. The rest would be open space.

Watson Farm – This property was bought by Vincent Osterman. He is interested in preserving most of it.

Prospect Street – The Department of Public Works (DPW) will only remove street trees or trees that do not need to be accessed through private property and are on public land. D. Pickart will contact the owner and let them know that they could take down the tree themselves.

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 4-0 to adjourn the meeting.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant

