



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
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**Meeting Minutes
November 03, 2021**

NORTHBRIDGE TOWN CLERK
LINDA J. TYLER

22 OCT 20 PM 12:20

RECEIVED

Justine Carroll, Rich Chiras, Cindee Cummiskey, Barbara McNamee, and Chloe Mawn were present. Steve Gniadek 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 Castell; Rick Vallerelli, Vanasse Hangen Brustlin (VHB); Mark Bartlett, Santeo; James Berkowitz; Rob Lussier, CMG; Mustafa Harati; Robert Duff, Guerriere & Halnon, Inc. (G & H); Steve O'Connell, Turning Point Engineering; Nick Skoly, VHB; Taylor Donovan, VHB; Darren Peckham; Joe Richards; and Claire Malkasian.

Citizen's Forum

None

(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.

The legal requirements have been satisfied including notification to abutters and publication of the legal ad. J. Carroll will abstain from this Public Hearing. R. Duff explained that this project has a history. It was approved in 2008 but was never built. They submitted filing(s) since then, but they were withdrawn. This is a new filing now with changes. This plan will extend Spring Street 500 feet and there will be a Road "A" off of the extension. The Planning Board is reviewing this submittal now too. This project will have town water and town sewer. The water line will be through the resource area and connect to Pine Street. This is being required by the town. Due to the shape of the lot and our regulations, the entrance to this project is through the wetland. They have done the best they can to minimize the impact. The proposed lots will have duplex housing. The wetland runs north and south. The wall at the end of Spring Street (the entrance to this project) sends the flow into a pipe and the flow ultimately goes to Church Street. The site is very steep. There are major concerns with water and drainage issues. There must be no increase in flow from the redevelopment numbers.

The NCC Agent's report has been received. Per the report, a signed copy of the illicit discharge certification is needed and the limit of clearing needs to be shown on the plans. Clarification of impacts to the Bordering Vegetated Wetland (BVW) Bank associated with the water line connection needs to be provided. If impacts do occur, provisions to restore

the affected resources should be developed and presented to the NCC. The developer should document that there are no practicable alternatives to the work located in close proximity to the BVW associated with Spring Street extension. They will need to look into the possibility of installing a retaining wall to provide a greater setback from the wetland. There are concerns with the discharge of the stormwater from the linear basin. A summary of peak rates and volumes should be provided for this basin during storm events. Consideration of alternative layouts that do not concentrate discharge at one location is recommended. Clarification is needed for why Spring Street is being extended so far beyond its intersection with Road A. Replication of the disturbed wetlands is needed. R. Duff is looking at a level spreader to spread out the discharge and release the caught sheet flow slowly. They are trying to mitigate the discharge concerns. There will be no connection of Spring Street Extension to Prospect Street. The road has been extended past the access for the last house (Lot 2) for snow storage per the Department of Public Works (DPW). The sidewalk will be located on the right (south) side of the roadway coming into the development. The left (north) side roadway has been designed to meet requirements so that is why it is so close to the wetland. The NCC would like a wall on the north side of the roadway closest to the wetland and R. Duff will look into the possibility. A site walk would be useful. The limit of the clearing needs to be added to the plan. They should also look at keeping/saving trees.

Motion made by R. Chiras and seconded by C. Mawn. The NCC voted 4-0-1 (J. Carroll abstained) by roll call vote of B. McNamee – Yes; C. Cummiskey – Yes; R. Chiras – Yes; C. Mawn – Yes; and J. Carroll – Abstain to continue the Public Hearing to November 17, 2021 at 7:05PM.

Motion made by C. Cummiskey and seconded by R. Chiras. The NCC voted 4-0-1 (J. Carroll abstained) by roll call vote of B. McNamee – Yes; C. Cummiskey – Yes; R. Chiras – Yes; C. Mawn – Yes; and J. Carroll – Abstain to schedule the site visit for Saturday, November 13, 2021 at 10:30AM.

1316 Hill Street Slaughterhouse

Discussion

Mark Bartlett of Santec and Mustafa Harati, owner, were present for the discussion of the slaughterhouse at 1316 Hill Street. This property has an agricultural restriction. M. Harati has greatly improved the farm concept since the last discussion over a year ago, per M. Bartlett. Approvals are needed from the Board of Health (BOH), Board of Selectmen (BOS) and NCC. An approval is also needed from the MA Department of Public Health. The southern building will be the custom slaughterhouse. There will be no commercial display and no retail outlet. A Notice of Intent (NOI) will be submitted at a future date. 800 square feet is needed for the slaughterhouse. The parking will probably not be paved. There is not really an increase in impervious area per se. No trees need to be cleared for this project. No discharge will be to the environment. All waste is to a tight tank, and it will be pumped out regularly (approximately once a week). The animal processing waste will be separate from the onsite septic system. Under the agricultural restriction, both the BOS and NCC need to approve the project as the restriction is held jointly by that board and commission. M. Bartlett explained the tight tank process. There is no opportunity for leakage. The blood/insides will be brought to a rendering facility in barrels. Nothing is wasted. M. Bartlett explained that the Upper Blackstone Treatment Plant will accept the wastewater by appointment only. The applicant will meet with the BOH so they can

understand the project. Then a NOI will be submitted. Town Counsel may need to review this, and it will need to be determined if this use is allowed under the Agricultural Preservation Restriction.

(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.

Steve O'Connell stated that the Planning Board appeal period has expired and no appeals have been received. The wetland area is extended into the North section along Glen Drive. 880 square feet of wetland will be filled for the driveway and be piped to maintain connectivity and help with the flooding. 990 square feet of replication is proposed as a rock lined channel with storage capacity and plantings (such as silky dogwood, high bush blueberry, and winterberry) along the slope south of the property along Glen Drive. The conditions that D. Pickart has proposed S. O'Connell is fine with. There will be lawn between the house and the new drainage area. The NCC is requesting signage along the front. 400 feet of pavement at the end of Glen Drive will be removed and repaved.

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

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 5-0 by roll call vote of C. Mawn – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Yes; and B. McNamee – Yes to issue the Order of Conditions (OOC) with the special condition of adding three (3) wetland signs along the edge of the lawn and replication area.

(248-688) 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.

Nick Skoly, Taylor Donovan, and Rick Vallarelli walked the site and reviewed the raised concerns. The DPW submitted a memo regarding the drainage. Peer review comments are coming. The applicant will provide a response to the peer review comments once they are received. The basin that does not capture runoff from the existing golf course and flows onto Upton Street may be expanded. They may add a new basin to address the existing swale issues along Upton Street. They are also looking at expanding another basin. The wetland area needs to be flagged. VHB will have a meeting with the DPW. VHB suggested that an OOC could be issued and then amended later if needed to incorporate both the DPW issues and the 9-hole existing and new concerns. B. McNamee suggested a site walk of a few select areas.

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 5-0 by roll call vote of C. Mawn – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Yes; and B. McNamee – Yes to have a site walk on November 13, 2021 at 11:15AM.

Motion made by R. Chiras and seconded by B. McNamee. The NCC voted 5-0 by roll call vote of C. Mawn – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Yes; and B. McNamee – Yes to continue the Public Hearing to November 17, 2021 at 7:25PM.

Old / New Business

142 Rebecca Road (Joe Richards) – Discussion

J. Carroll, B. McNamee and D. Pickart visited the site. Joe Richard, owner, explained that some plantings and seeding needs to be done. There are evergreen shrubs between the properties. D. Pickart will draft a letter. J. Richard wanted to know if the concrete bounds need to be restored. He does not want them as they stick up so much and can be a hazard for his kids. B. McNamee stated that something is needed. D. Pickart said the markings will be on the edge of the restored wetland and there would only be one (1) to three (3) of them. J. Richard then wanted to know if they could be shorter/closer to the ground. This will be left as an open issue for now and will be thought about. The work will not be done until next spring anyway. The NCC will issue an Enforcement Order (EO).

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 5-0 by roll call vote of C. Mawn – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Yes; and B. McNamee – Yes to ratify the EO and authorized B. Kinney to sign on their behalf.

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

The request for a COC was tabled to the next meeting to allow for additional review from D. Pickart.

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

The request for a COC was tabled to the next meeting to allow for additional review from D. Pickart.

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

The request for a COC was tabled to the next meeting to allow for additional review from D. Pickart.

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

The request for a COC was tabled to the next meeting to allow for additional review from D. Pickart.

Minutes

June 02, 2021

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 3-0-2 (C. Cummiskey and C. Mawn abstained) by roll call vote of B. McNamee – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Abstain and C. Mawn – abstain to accept the minutes of June 02, 2021 as written.

October 20, 2021

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 4-0-1 (C. Mawn abstained) by roll call vote of B. McNamee – Yes; R. Chiras – Yes; J. Carroll – Yes; C. Cummiskey – Yes and C. Mawn – abstain to accept the minutes of October 20, 2021 as written.

Other

279 Douglas Road – R. Lussier, explained that there are a couple of issues since the EO was issued. The plan was approved in 2012. The two (2) storm basins at the rear of the property were not constructed. A retaining wall was built along the entrance. Documents have been submitted regarding the EO plan. D. Pickart reviewed the EO. There are two (2) basins that need to be constructed under the EO. The wall is not sound so a wall will be constructed in front of the existing wall to address this. It will be designed by a structural engineer, backfilled, etc. They will give us an update on the viable options. A formal filing or an amendment to the OOC on the abutting property to address the wall is needed. The 2020 contractor yard plan shows the retaining wall. During storm events, there are some flooding and overflow from the wetlands behind the property. There is some kind of hydrologic connection that was not picked up on the original plan. They are thinking of designing two (2) culverts in the depression next to the wetlands in the back of the property. They would like to amend the OOC for both the wall and the drainage. D. Pickart likes the idea and there will be no additional wetland impacts. The contractor yard had slightly more replication done than what was required so it could be wash rather than bringing equipment in to do a small amount of replication for the small amount of fill needed to construct the culverts. There is a small high area where replication could be done, and this would help with the flooding. The area would need to be disturbed anyway for the culverts and it would be kept on the same property.

Leland Road will have a RDA for the next meeting.

An Emergency Certification is being sought for the DPW for the water treatment plant as beavers have built a dam and flooded the area which is affecting the inflow and infiltration (& I) into the main sewer line and causing major problems. Under the emergency certification, the beaver dam will be breached asap. D. Pickart and B. Kinney will prepare the document. *Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 5-0 by roll call vote of B. McNamee – Yes; C. Cummiskey – Yes; J. Carroll – Yes; R. Chiras – Yes; and C. Mawn – Yes to issue the emergency certification.*

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

Adjournment

Motion made by B. McNamee and seconded by R. Chiras. The NCC voted 5-0 to adjourn the meeting about 9:20PM.

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:



November 03, 2021

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Allen Engineering	10/26/2021	(248-238) 355 Main Street Request for Certificate of Compliance
Allen Engineering	10/26/2021	(248-430) 355 Main Street Request for Certificate of Compliance
Allen Engineering	10/26/2021	(248-565) 355 Main Street Request for Certificate of Compliance
Allen Engineering	10/26/2021	(248-647) 355 Main Street Request for Certificate of Compliance
Steven Fleming	10/31/2021	Email – Upton Street Flooding
Conservation Agent	10/26/2021	Email – Shining Rock Golf 9 Hole Course
DPW Director	10/28/2021	Memo – Shining Rock 9 Hole Golf Course
VHB	11/02/2021	Email – Shining Rock 9 Hole NOI Materials
MACC	October 2021	Certificate of Achievement Steve Gniadek
Turning Point Engineering	09/25/2021	Glen Drive Soil Analysis (by B & C Assoc.) & Updated Plan
Conservation Agent	11/02/2021	Winston Woods Application Review
Conservation Agent	11/02/2021	Letter to Beals & Thomas Re: McQuade Solar
CMG Environmental	10/15/2021	Letter Re: EO 279 & 291 Douglas Road
DPW	11/01/2021	Memo Re: Shining Rock 9 Hole Golf Course Drainage
Conservation Agent	11/02/2021	Agent Report 11/02/2021
Conservation Agent	11/03/2021	Enforcement Order for 142 Rebecca Road

WEEKLY REPORTS

- October 17, 2021 to October 23, 2021
- October 24, 2021 to October 30, 2021
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ADDITIONAL DOCUMENTS SUBMITTED AT MEETING