



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes September 21, 2022

NORTHBRIDGE TOWN CLERK
LINDA S. TYRRELL

22 OCT 20 PM 12:19

RECEIVED

Justine Carroll, Chloe Mawn, Cindee Cummiskey, and Barbara McNamee were present. Justin Arbuckle, Rich Chiras 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.

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 withdrawal without prejudice. They have been evaluating the flood plain issue raised by the Department of Environmental Protection (DEP) and based on their evaluation, it appears that the project will need to be drastically reduced or significant compensatory flood storage proposed in order to meet the Federal Emergency Management Agency (FEMA) Flood Plain requirements.

Motion made by C. Cummiskey and seconded by C. Mawn. The NCC voted 4-0 to accept the withdrawal without prejudice.

(05-RDA-2022) 1099 Providence Road (Map 14, Parcel 50)

Proposed demolition of existing building, but leaving the existing foundation. The applicant is Kee Properties, LLC, 175 Puddon Street, Northbridge, MA 01534.

Earl Ebbling explained that he plans to demolish the building and leave the foundation. A new dwelling will be built at a later date. D. Pickart reviewed his report and suggested that erosion controls be placed along the stream bed.

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 4-0 to issue a negative determination #3 and #6 with the special condition that erosion controls be placed along the stream bed.

(06-RDA-2022) 1111-1115 Providence Road (Map 14, Parcel 51)

Proposed clearing of vegetation and stabilizing eroded areas along the banks of an intermittent stream. The applicant is Earl Ebbling, 175 Puddon Street, Northbridge, MA 01534.

Earl Ebbeling explained that the trees are growing over the roof of the building and damaging the back of the building. There is lots of moisture back there and there are also concerns that with large storms tree limbs/trees will come down onto the building. He would like to remove some trees, remove some stumps and clean up the area. D. Pickart stated that he sees two (2) problems. 1. There is too much shade back there and the area is not drying out. 2. The stream bank has been altered several times over the years and they are wishing to do something for several hundred feet along the stream bank. It is hard for the NCC to authorize this work under a Request for Determination of Applicability (RDA). More details are needed of how the trees are to be cut (by hand, bucket truck, etc.). For the stream restoration work, a Notice of Intent (NOI) will need to be filed and plans stamped by a professional for this type of work. This RDA can allow the limbing of trees on the side that is growing over the roof of the building, but how they will be accessed, what equipment will be used, how high will the stumps be left, etc. is needed. If the stumps are removed, then holes will be left that could erode the stream bank more. Any removal of trees would need to be looked at and a determination be made. A survey would need to be done identifying which ones they would like to remove. The owner will get us a letter from the arborist that she had look at the trees before. The arborist would need to confirm that the trees are causing damage and need to be removed.

Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 4-0 to continue the Public Meeting to October 05, 2022 at 7:25PM.

(07-RDA-2022) School Street (Map 22, Parcel 59)

Proposed replacement of a deteriorated culvert pipe under the access road to the field area. The applicant is Scott Murdock, 373 School Street, Northbridge, MA 01534.

The access road to the field goes over the culvert that back flows to the Blackstone River. The owner wants to repair the damaged pipe. Now is the time to do it as the oxbow is dry due to the drought. When the Blackstone River overflows the field is underwater. D. Pickart hoped this could be done under a RDA but DEP is requesting that a NOI be filed with engineered plans. There are several options that the NCC can consider. 1. The NCC can ignore DEP's request and issue a negative determination, but DEP could come back and require a NOI. 2. The NCC can issue an emergency certification to do the work, but a NOI will need to be filed after the fact. 3. The applicant files an NOI. The NCC discussed these options and what the best option would be.

Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 4-0 to issue a negative determination #2 with the following conditions of: a. Staked straw wattles be installed and kept in place on either side of the roadbed during construction; b. Equipment used to remove the existing culvert and install the new one must operate from the existing roadbed; c. Material removed from the roadbed to facilitate removal/installation shall be stockpiled in an upland area; d. Work to take place during dry conditions when no significant rainfall is forecasted for the next forty-eight (48) hours; e. Replacement culvert must be the same length as the existing pipe; and f. Sides and top of the roadbed within the affected area to be suitably compacted to pre-existing grades after removal/installation is complete.

(08-RDA-2022) South Main Street (Map 21, Parcel 51)

Proposed single-family dwelling no more than 1,800 square feet. The applicant is Laurie Woodward, 181 Main Street, Grafton, MA 01560.

There was no one present for this Public Meeting. The Agent report indicates that there are some major issues that need to be addressed. The NCC opened the Public Meeting with no discussion and will continue this Public Meeting to the next meeting.

Motion made by C. Mawn and seconded by C. Cumiskey, the NCC voted 4-0 to continue the Public Meeting to October 05, 2022 at 7:35PM.

(248-XXX) 172 Linwood Avenue (Map 5, Parcels 58 & 59)

Proposed construction of a garage & driveway with associated grading and site work. The applicant is Timothy & Jane Labrie represented by H S & T Group, Inc., 75 Hammond Street, Worcester, MA 01610.

The applicant has requested a continuance to the next meeting to allow for additional information. The NCC opened the meeting but had no discussion. The DEP file number is needed.

Motion made by C. Mawn and seconded by C. Cummiskey. The NCC voted 4-0 to continue the Public Hearing to October 05, 2022 at 7:45PM.

MinutesAugust 03, 2022

Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 4-0 to approve the minutes of August 03, 2022.

July 20, 2022

Motion made by C. Mawn and seconded by C. Cummiskey. The NCC voted 4-0 to approve the minutes of July 20, 2022.

March 16, 2022

Motion made by C. Mawn and seconded by C. Cummiskey. The NCC voted 4-0 to approve the minutes of March 16, 2022.

March 02, 2022

Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 4-0 to approve the minutes of March 02, 2022.

February 16, 2022

Motion made by B. McNamee and seconded by C. Cummiskey. The NCC voted 4-0 to approve the minutes of February 16, 2022.

January 19, 2022

Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 4-0 to approve the minutes of January 19, 2022.

January 05, 2022

Motion made by C. Cummiskey and seconded by C. Mawn. The NCC voted 4-0 to approve the minutes of January 05, 2022.

December 15, 2021

Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 4-0 to approve the minutes of December 15, 2021.

Old/New BusinessCastle Hill Farms (CPC) – Article 3 Recommendation

The NCC discussed Article 3 for the Fall Annual Town Meeting (FATM). It is for the Town acquisition of property on Castle Hill Road through the Community Preservation Committee. The NCC discussed the possibility of putting a conservation restriction on the property. Specific amenities can be identified under a Conservation Restriction such as parking, trails, maintenance of fields such as mowing fields only once per year, garden plots, etc. The restriction can also spell out activities that are prohibited such as restricting motor vehicles, etc. The NCC is in support of this acquisition. Who will hold the conservation restriction will need to be determined (Conservation

Commission, Metacomet Land Trust, or someone else). It will also need to be determined if hunting will be allowed. B. McNamee stated that some lands under Metacomet Land Trust allow hunting and others do not. Consideration will need to be given as to whether deer stands, if allowed, will need to be removed at the end of each season. Further thought and discussion is needed. The property is +/-100 acres and a baseline inventory will be needed. This needs to be done during no leaf cover and no significant snow cover. D. Pickart has volunteered to do the baseline inventory once the Town has acquired the land. He is shooting for mid-November. D. Pickart will prepare a sample restriction document for the NCC to review.

Motion made by C. Mawn and seconded by C. Cummiskey. The NCC voted 4-0 to authorize D. Pickart to send a letter of recommendation in support of Article 3 for the acquisition of the property on Castle Hill Road.

377 Rebecca Road – Violation Discussion

This is a new home and there was no filing since it lies outside the buffer zone. The developer is to remove the stumps that have been dumped into or near wetlands in two (2) areas. This activity was done without authorization from the NCC and is a violation of the Wetlands Protection Bylaw. The home is not occupied yet. The NCC authorized D. Pickart to send a stern letter to the developer that if these violations are not corrected, then an Enforcement Order (EO) will be issued with possible fines.

(248-672) Moon Hill Estates – Request to Extend Order of Conditions (OOC)

The wetland replication issue will be discussed at a later date.

Motion made by C. Mawn and seconded by B. McNamee. The NCC voted 4-0 to extend the OOC for three (3) years.

Other

D. Pickart informed the NCC that we have the use of a kiosk that will be placed at the parking lot for the Shining Rock trails. Once installed, a roof will be built, and the trail map can be displayed and there will be pockets to house additional trail maps that residents can take. This kiosk locks and other items/bulletins can be displayed also.

J. Carroll will send an email to all NCC members reminding them of the importance of attending meetings and maintaining a quorum for meetings. It is understandable that things come up, but everyone needs to be responsive and try to make the meetings.

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

Adjournment

Motion made by C. Mawn and seconded by C. Cummiskey. The NCC voted 4-0 to adjourn the meeting.

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:

10-19-2022

September 21, 2022

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Conservation Agent	08/04/2022	Replacement Well, 171 Sprague Street
Charlie Ampagoomian	08/26/2022	Linwood Avenue Concerns
REPM	08/26/2022	Grace St/Camelot Next Steps
Charlie Ampagoomian	08/23/2022	School Street Concerns
Conservation Agent	08/26/2022	377 Rebecca Road Violation
CMG Environmental	09/06/2022	Douglas Road Contractor Units Withdrawal
Conservation Agent	09/07/2022	Castle Hill Farm Open Space
Guerriere & Halnon, Inc.	09/09/2022	Request to Extend OOC for Moon Hill Estates
Conservation Agent	09/19/2022	1099 Providence Road Agent Report
Conservation Agent	09/19/2022	1111-1115 Providence Road Agent Report
Conservation Agent	09/19/2022	172 Linwood Avenue Agent Report
Conservation Agent	09/07/2022	South Main Street Agent Report
Conservation Agent	09/19/2022	Off School Street Agent Report
Conservation Agent	09/21/2022	Agent Report
CERO	09/16/2022	Email – School Street Culvert requesting an NOI
Planning Board	09/14/2022	Douglas Rd Acceptance of Withdrawal
SFC Engineering	08/01/2022	Stone Wall Evaluation on Spring Street

WEEKLY REPORTS

- July 31, 2022 to August 06, 2022
- August 07, 2022 to August 13, 2022
- August 14, 2022 to August 20, 2022
- August 21, 2022 to August 27, 2022
- August 28, 2022 to September 03, 2022
- September 04, 2022 to September 10, 2022
- September 11, 2022 to September 17, 2022

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING