



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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23 FEB 21 PM 2:55

NORTHBRIDGE TOWN CLERK  
LINDA B. EATON

### Meeting Minutes November 16, 2022

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

B. McNamee opened the meeting at 7:00PM.

#### Citizen's Forum

None

#### **(248-698) Lot 1 Valerie Run (Moon Hill Estates) (Map 29, Parcel 99)**

Proposed construction of a single-family dwelling, driveway, septic system, and associated utilities. The septic is within the 100-foot buffer of a Bordering Vegetated Wetland (BVW). The applicant is D & F Afonso Builders, Inc. represented by Guerriere & Halnon, Inc. (G & H), 333 West Street, Milford, MA 01757.

The legal requirements have been satisfied including publication of the legal ad. John Federico, G & H, explained that part of the driveway and the septic will be in the 100-foot buffer zone. The bounds have been added to the plan. There will also be some grading in the buffer zone too. Wording on the plaques will be included in the Order of Conditions (OOC) special conditions. D. Pickart sent his report to the NCC, and the plan has been revised addressing his concerns. J. Arbuckle would like to see bounds #1 and #3 pushed further out along the property line. The plan will be revised showing this and an electronic copy will be submitted.

*Motion made by R. Chiras and seconded by C. Cummiskey. The NCC voted 4-0 to close the Public Hearing.*

*Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 4-0 to accept the plans for Lot 1 Valerie Run with a revised date of 11/17/2022 and issue the OOC with the special condition indicated above.*

#### **(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.

D. Pickart gave an update that he met with the owner and the owner's engineer to clarify what is needed. The applicant/owner has requested a continuance.

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to continue the Public Hearing to December 07, 2022.*

**(248-697) 1132 Hill Street (Map 17, Parcel 96)**

Proposed construction of a single-family dwelling and appurtenances. Some of the proposed construction activities are within the 100-foot buffer zone of BVW. The applicant is Aris Group, LLC represented by Civil Site Engineering, 10 River Road, Suite 206, Uxbridge, MA 01569.

The legal requirements have been satisfied including publication of the legal ad. Brad Vecchione from Civil Site Engineering is proposing a three (3) bedroom dwelling with a garage and some grading in the buffer zone. D. Pickart has sent comments and the existing dwelling is a three (3) bedroom. They have revised the newly proposed house to be a three (3) bedroom dwelling instead of a four (4) bedroom dwelling. The existing dwelling will be razed. D. Pickart stated that this project is not subject to the town bylaw. There may be one (1) or two (2) vernal pools in the area. The closest one may be +/-70 feet to the limit of work in an area that has already been cleared. All changes have been addressed. The Department of Environmental Protection (DEP) has no comments.

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to close the Public Hearing.*

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to accept the plan for 1132 Hill Street dated 11/14/2022 and issue the OOC.*

**(248-XXX) Lot 5 Eben Chamberlain Road (Map 7, Parcel 455)**

Proposed construction of a single-family dwelling serviced by public water and public sewer with associated earthwork, driveway, landscaping and utilities within the buffer zone. The applicant is Cora Lane Group, LLC represented by DiPrete Engineering, Inc., 2 Stafford Court, Cranston, RI 02920.

The DEP number has been received.

*Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 4-0 to close the Public Hearing.*

*Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 4-0 to accept the plan and issue the OOC.*

**Old/New Business**

(248-696) Mumford Riverwalk, Linwood Avenue – Vote to Issue Order of Conditions

*Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 4-0 to issue the Order of Conditions with special conditions.*

**Minutes**

November 02, 2022

*Motion made by R. Chiras and seconded by C. Cummiskey. The NCC voted 4-0 to accept the minutes of November 02, 2022 as written.*

May 19, 2021

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to accept the minutes of May 9, 2021 as written.*

**Other**

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

*Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 4-0 to cancel the December 21, 2022 meeting.*

Shining Rock – D. Pickart explained that there has been some vandalism at Shining Rock. The police will increase their presence in the area. Also mounting a camera to the utility pole would be a good idea to monitor the area. The NCC discussed what kind of camera would be best such as the pros and cons of a trail cam, how the footage would be accessed, whether notifications would be sent via phone, would it have night vision and would it be battery powered or solar powered. The cost would probably be between \$40 to \$80 depending on what features are chosen. This camera would be paid for from the Conservation Fund. A higher end camera is better and the Police have recommended one.

**Adjournment**

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to adjourn the meeting at about 7:31PM.*

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney  
Conservation Administrative Assistant

*February 15, 2023*

## CONSERVATION MAIL LIST

### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Site Development & Facilities Plan of Land Lot 1 Valerie Run (Revised 11/16/2022).