



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
LINDA J. ZWERN

Meeting Minutes May 03, 2023

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

B. McNamee opened the meeting at 7:01PM.

Citizen's Forum None

(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 for at least one (1) month.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to continue the Public Hearing to June 07, 2023.

(248-XXX) 600 Commerce Drive (Osterman Commerce Park Building #6) (Map 28, Parcel 81)

Proposed construction of a commercial building with parking, driveway, and utilities. The applicant is VE Properties IX, LLC represented by Allen Engineering & Associates, Inc. (AEA), 140 Hartford Avenue East, Hopedale, MA 01747.

J. Carroll arrived at 7:05PM.

The legal requirements have been satisfied including publication of the legal ad. Mark Allen, AEA, explained that Building #6 was previously permitted under a filing for buildings #5 and #6. A pharmaceutical company is interested in building #6, however, they want a bigger footprint. The company is out of Watertown, MA, and they make drugs for eyes. A partial Certificate of Compliance (COC) will be needed to close out Building #6 from the filing for both buildings (248-692). Graves Engineering is doing a peer review of the submittal. The Conservation Agent has issued his report. Replication area #2 was constructed as part of the resource area along the northern and western edges of the project. Some of the wetland flags were not able to be located in the field and have since been refreshed. Four (4) parking spaces have been shifted to outside of the replication area from what was submitted in the Notice of Intent (NOI). There is now less work in the

35-foot no-disturb and the 50-foot no build buffer zones. Replication plantings will be planted in another cleared area. Comments in the Agent report are being addressed. Natural Heritage Endangered Species Program (NHESP) has given their approval under a previous Department of Environmental Protection (DEP) filing. There will only be a small amount of work in an undisturbed area. They can request a waiver but will need to justify the reasons why the NCC should approve the waiver regarding the work in the 35-foot no-disturb and the 50-foot no-build buffer zones. Some of the reasons may include there is less work in those buffer zones than what was originally submitted and there will be replication in other previously disturbed area(s). Revised plans, a formal waiver request and the report from Graves Engineering need to be received.

Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 5-0 to continue the Public Hearing to May 17, 2023.

Old/New Business

Rebecca Road Enforcement Order – Update on Stump Removal

The check for the enforcement order fine has been received. The stumps have been pulled out of the wetland and are next to the street waiting to be hauled away. The after-the-fact NOI is being prepared now and should be submitted soon. The wetland flags have been installed and the dwelling foundation and driveway look to meet the setback requirements of being out of the 50-foot no-build buffer zone. No further work is being done currently.

(248-689) 2528 Providence Road – Request for COC

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to issue the COC.

(248-591) Douglas Road - Request for COC.

R. Lussier, CMG Environmental, explained that the basins have been constructed and as-built plans submitted.

Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 5-0 to lift the Enforcement Order.

Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 5-0 to issue the COC.

(248-679) 0 Douglas Road - Request for PARTIAL COC.

R. Lussier stated that the retaining wall has been completed. There was a drainage issue so two (2) culverts were constructed. They are requesting a Partial COC to release those two items from the Order of Conditions (OOC).

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to issue the Partial COC.

Minutes

April 19, 2023

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to accept the minutes of April 19, 2023 with one change.

Other

Castle Hill – The Purchase and Sale agreement has been signed accepting the land, the sale is final and the NCC Agent has the deed.

Providence Road (Town Property) – It was noted that the town property on Providence Road was voted down at Spring Annual Town Meeting (SATM) for the Board of Selectmen (BOS) to consider it surplus and sell the property. The residents could not see selling this property when they are spending money to buy the Castle Hill property for open space.

Benson Road (Town Property) – D. Pickart is preparing a graphic to present to the BOS to show them that there is not much land to build on outside of the lot that is proposed to be carved out for the single-family dwelling.

Summer Intern – The summer intern from last summer still wants to volunteer her time with us for her Capstone Project. D. Pickart will approach the Town Manager to see if she can be partially paid from the FY23 Conservation budget, the FY24 Conservation budget, and/or the Elsa Mason fund provided the NCC supports this. She will be working on the trails map for the Elsa Mason property.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to support the reallocation of funds to partially pay the summer intern.

Trail Committee

A trail/open space implementation committee will need to be established. The NCC supports establishing this committee.

Bylaw Review – D. Pickart met with the Bylaw Review Committee, and they are going to add wording for climate change resilience and abutter notification for Requests for Determination of Applicability (RDA) will be for 100 feet to the existing Wetlands Protection Bylaw. These changes will be for the Fall Annual Town Meeting (FATM).

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

Adjournment

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to adjourn the meeting at about 7:51PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



May 03, 2023

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Planning Board	Rec'd 4/20/23	Public Meeting Notice for Building #6 Osterman Commerce Park
Planning Board	04/26/2023	Letter to Engage Graves for Osterman Commerce Park Building 6
Conservation Agent	03/01/2023	Memo Regarding Building 6, Osterman Commerce Park
Conservation Agent	05/01/2023	Memo Regarding Requests for COCs 248-591, 679 & 689
Conservation Agent	05/02/2023	Agent Report

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING