



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes May 17, 2023

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

J. Carroll opened the meeting at 7:06PM.

Citizen's Forum

None

(248-XXX) 2217 Providence Road (Rockdale Pocket Park) (Map 22A, Parcel 209)

Proposed construction of an urban park on a previously developed lot. The applicant is Northbridge Department of Public Works represented by Allen Engineering & Associates, Inc. (AEA), 140 Hartford Avenue East, Hopedale, MA 01747.

The Department of Environmental Protection (DEP) file number is needed. The legal requirements have been satisfied including publication of the legal ad. The applicant is Community Planning & Development represented by D. Pickart. D. Pickart explained where the site is located, and it lies all within the floodplain. The site consisted of a building that covered pretty much the whole lot. The Rockdale Youth Center was the last tenant and relocated to Church Avenue. As part of the hazard mitigation grant, no structure or parking can be constructed on this piece of property. The 200-foot Riverfront buffer zone runs through the middle of the site. A path of pavers, raised flower beds with walls that can be sat upon, benches, a bird house, plantings, hopscotch, and a cement game table with seating are proposed. The site will be fenced in on three sides with the side open to the street. There may not be enough funds to do all the proposed amenities and some things may need to be eliminated or changed such as instead of pavers for the path it may be crushed stone.

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

(248-706) 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 AEA, 140 Hartford Avenue East, Hopedale, MA 01747.

The applicant has requested a continuance to the first meeting in June.

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

(03-RDA-2023) 48 Driscolls Lane (Map 24, Parcel 110)

Proposed repair of an existing septic system with existing cesspool to be abandoned and replaced with a conventional septic system. The applicant is Cindy Brown 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 the existing cesspool is failing and is located on the southern portion of the property. They are proposing a pump chamber and tank on the eastern portion of the property. However, the well needs to be moved away from the new system and closer to the stream. Erosion controls are proposed. D. Pickart stated that it looks to be all in order and the septic work is exempt. The well will not be closer than 50 feet to the resource area.

Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 4-0 to issue a negative #3 and negative #6 determination of applicability with the placement of erosion controls.

(248-707) Lot 27 Amy Terrace (Moon Hill Estates) (Map 29, Parcel 127)

Proposed construction of a septic system, retaining wall and associated site grading within the 100-foot buffer zone of a bordering vegetated wetland. The applicant is D & F Afonso Builders represented by G & H, 333 West Street, Milford, MA 01757.

The legal requirements have been satisfied including publication of the legal ad. J. Federico, G & H, explained that they are proposing bounds along the 35-foot buffer line spaced 25 to 80 feet apart along the points of curvature. All construction is separated by the existing drainage basin #3 that has been constructed for the Moon Hill Estates subdivision. A retaining wall and fill will be installed within the buffer zone because of the grades on the property. Erosion controls will be installed approximately along the drainage easement line. The owner cannot extend their lawn because of the drainage basin and easement on the property. Even though this hems the owner in, the bounds should be installed because we don't know what the future will hold. The two (2) bounds closest to the basin outfall will be removed from the plans.

Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 4-0 to close the Public Hearing.

Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 4-0 to issue the Order of Conditions (OOC).

The revised plans will be submitted. The engineer will remind the developer that the five (5) gravel parking spaces for access to the open space need to be installed this construction season.

Old/New Business

None

MinutesMay 03, 2023

Motion made by B. McNamee and seconded by C. Mawn. The NCC voted 4-0 to accept the minutes of May 03, 2023 as written.

Other

Conservation Rules – A draft of rules has been prepared and the Safety Committee made a few modifications. Additional changes were discussed including landscape waste. A Trails/Land Stewardship Committee will be forming so these rules will be good to have. The Police department will handle the fines for violations. The next step is to send the rules to Town Counsel, Board of Selectmen and Town Manager for approval. Once we have their approval, the NCC will advertise and hold a Public Hearing. *Motion made by J. Arbuckle and seconded by C. Mawn. The NCC voted 4-0 to approve the draft conservation rules.*

Castle Hill Property – The Town officially owns the property. Metacomet has given their approval to publish the baseline document. D. Pickart will be starting the trail work and the first trail will connect to the Riley Pond parking. Some plank wetland resource crossings will be needed and a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) will be submitted. At some point, the members will do a site walk and this can be discussed further and decided on at the next meeting.

Shining Rock – There is a Safety Committee member who is also in upper management at the Chamber of Commerce, and they are looking for volunteers at Shining Rock for clean-up activities. The NCC needs to think about any other sites they would like to see cleaned up.

Summer Intern – The NCC will have a summer intern this year.

Adjournment

Motion made by J. Arbuckle and seconded by C. Mawn. The NCC voted 4-0 to adjourn the meeting at about 7:56PM.

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:

June 07, 2023

May 17, 2023

CONSERVATION MAIL LIST

[illegible]

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING