



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
LINDA D. ZYWIEN

Meeting Minutes June 07, 2023

Justin Arbuckle, Chloe Mawn, Cindee Cummiskey, Rich Chiras and Barbara McNamee were present. Justine Carroll was absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant and David Pickart, NCC Agent, were present. The NCC has one (1) vacancy.

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

Citizen's Forum

None

(248-708) 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., 140 Hartford Avenue East, Hopedale, MA 01747.

D. Pickart mentioned that the Department of Environmental Protection (DEP) file number has been received. The stormwater checklist is not needed. DEP thinks that this project should be treated as a natural site because it has been vacant for several years. They also question the plantings proposed because they are not native or do not grow natively in the wild in this region and may not be suitable for this location. Several of the species are not considered cold-hardy. D. Pickart stated that the only valid comment is the one regarding the trees. He will research a better tree recommendation. D. Pickart will follow-up with other(s) from DEP regarding these comments.

Motion made by R. Chiras and seconded by C. Mawn. The NCC voted 5-0 to continue the Public Hearing to July 19, 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 Allen Engineering & Associates, Inc. (AEA), 140 Hartford Avenue East, Hopedale, MA 01747.

Vince Osterman and Mark Allen were present. Revised plans have been received. Replication area #2 has been identified. Four (4) parking spaces have been relocated. There is now a small retaining wall so there will be no more work in the replication area. Graves Engineering concerns have been addressed. Waivers for reducing the no-disturb zone from 35 feet to 27 feet for a small amount of grading and reducing the work in the 50 foot no-build zone to 36 feet for a small amount of the access drive have been requested.

D. Pickart explained that the changes are in line with what has been discussed. He reminded the NCC that the owner donated 26 acres of land to the State that includes turtle nesting habitat. Granting these waivers is a very reasonable ask. There are a lot of conservation markers along the limit of work. The Order of Conditions (OOC) also allows for future expansion with a peer review and a drainage review.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to grant the waivers requested and explained above.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to close the Public Hearing.

Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 5-0 to issue the OOC with the condition that the future addition will not require a modification to the OOC or the issuance of a new OOC.

(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/engineer has requested a continuance.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to continue the Public Hearing to July 19, 2023.

Old/New Business

Land/Trail Stewardship Committee – Appoint NCC Representative

The Board of Selectmen (BOS) has approved the formation of this new committee.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to appoint C. Mawn as the NCC representative to the Land/Trail Stewardship Committee.

June 21, 2023 Meeting – Cancel Potential Lack of Quorum

Motion made by C. Mawn and seconded by R. Chiras. The NCC voted 5-0 to cancel the meeting of June 21, 2023 due to the potential lack of quorum.

Conservation Fund – Approve Supplies Purchase(s)

Conservation Agent is looking for permission to purchase various trail supplies and equipment using the Conservation Fund such as trail markers, hedge trimmer, extra battery, and weed whacker. He is looking to spend \$675.98 which will leave about \$71.60 left in the fund.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to approve the purchase of the trail supplies and equipment.

Osterman Commerce Park Building 3 – Certificate of Compliance (COC)

There has been a minor deviation with no impact to any resource area or its buffer zone.

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

Minutes

May 17, 2023

Motion made by J. Arbuckle and seconded by C. Cummiskey. The NCC voted 5-0 to accept the minutes of May 17, 2023.

Other

Osterman Commerce Park Buildings 5 & 6 – The applicant/engineer was reminded that the OOC needs to be amended to exclude Building 6 because they now have a separate filing by requesting the NCC issue a partial COC for Building 6. The NCC is waiting for the request in writing.

Kiosks – A kiosk for the Castle Hill Farm conservation land will cost about \$3,500 and the Conservation Agent is looking to purchase this from the \$50,000 endowment fund for Castle Hill Farm. The biggest chunk of the endowment fund will be for habitat management. A second kiosk is proposed for the Elsa Mason conservation land. The cost of that kiosk will be paid from the Elsa Mason fund. Our summer intern is doing her Capstone Project on the Elsa Mason conservation land. It will take about 15 weeks to build the kiosks.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to approve the purchase of the kiosk(s).

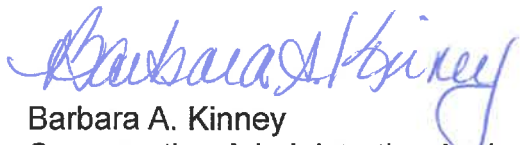
Ribbon Cuttings - There will be a formal ribbon cutting at Castle Hill Conservation Land once the site improvements are completed. There will be a formal ribbon cutting at the Mumford River Boardwalk once the boardwalk has been constructed and associated site improvements completed.

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 7:53PM.

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:



June 07, 2023

CONSERVATION MAIL LIST

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ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- 248-671 Osterman Commerce Park Building 3 – Request for Certificate of Compliance
- Waiver request form for 600 Commerce Drive dated June 2023