



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
LINDA V. ZYWIEN

Meeting Minutes July 19, 2023

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

J. Carroll opened the meeting at 7:03PM.

REORGANIZATION

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to appoint J. Carroll as Chair.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to appoint B. McNamee as Vice Chair.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to appoint C. Mawn as Clerk.

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

The NCC reviewed the comments from D. Pickart referenced in an email dated July 17, 2023. D. Pickart's comments address concerns from the Department of Environmental Protection (DEP) when they issued the file number. The special conditions will include findings of fact and the DEP document containing their comments. D. Pickart's comments are as follows:

As stated in the last sentence of the first page, "If the six years that has passed since the building was removed and replaced with lawn is considered a planned phase for this park, then the Commission may wish to consider redevelopment."

According to the Town Planner (who applied for the Disaster Recovery Funds that were used to demolish and temporarily stabilize the area occupied by the former building), construction of an urban park was identified as the next phase of the project. In fact, the

funds were provided on the condition that the lot could only be redeveloped into a park and that no building could ever be constructed on the property.

Given the above, the Commission may consider that the lot was part of a planned/phased project and therefore can qualify as a Redevelopment Project with respect to stormwater management and work in Riverfront Area.

Based on input from the engineer who prepared the plans, the project fully complies with all of the stormwater management standards (see 310 CMR 10.58(5)(a) through (e) except for (b) which identifies that formal stormwater management measures are needed to manage/treat runoff. However, the project inherently improves stormwater discharges by reducing impervious coverage through removal of the building and existing paved areas. As a result, the project results in a reduction of peak flows, increase in infiltration, improvement of the quality of runoff (no uses that produce pollutant loads) and does not create a point source discharge that could cause erosion or scouring. As a result of these provisions, the project already addresses and therefore warrants consideration of exemption from the stormwater management standards.

The Commission is also reminded that the project provides a significant increase in flood storage which will greatly benefit the surrounding land uses and wetland resource areas. The overall intent of the project is to create a small structured open space environment for use by residents of Rockdale.

The landscape architect for the project reviewed the DEP comments on proposed wooding plantings and has noted that Zelkova trees line this portion of Providence Road, and that Redbuds are common throughout the area and considered to be adapted to the climate conditions found in central Massachusetts.

Given the information presented, it is the position of the applicant and other stakeholders that project adequately addresses all of DEP's comments and that the Commission can close the public hearing/issue an Order of Conditions approving the work depicted on the plans. The Commission is urged to include a finding of fact/basis of approval in the special conditions stating the project is part of phased development and that it complies with criteria for redevelopment projects pertaining to stormwater management and work in Riverfront Area.

D. Pickart did have an opportunity to review this situation with another DEP Central Region analyst who indicated that the reasoning presented herein appears to have validity.

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

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to issue the Order of Conditions (OOC) with the conditions/findings of fact stated above.

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

Proposed construction of a garage & driveway with associated grading and site work. The applicants are 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 September 06, 2023.

(248-XXX) Douglas Road Contractors Yard (Map 3, Parcels 115, 116, 117 & 118)

Proposed three (3) metal buildings, paved storage areas with associated parking and utilities. The applicant is TJJ Development Corp. represented by CMG Environmental and Engineering Services, 67 Hall Road, Sturbridge, MA 01566.

The legal requirements have been satisfied including publication of the legal ad. The DEP file number is needed. Rob Lussier, CMG Environmental, and Jim Berkowitz, applicant, were present. R. Lussier explained that this project was approved in 2020 and some work has been done. It consists of four (4) parcels. The applicant submitted a request to Amend the OOC, but DEP said they needed to file a new Notice of Intent (NOI). There will be paved parking along the front of the site. There will be two (2) access points with one (1) way in and one (1) way out. There will be two (2) storage areas outside of the three (3) buildings. The access will be extended to keep it out of the flood zone. The access at the back of the property is for Berkowitz Trucking only and not for the contractors to use. The wetlands are located in the center and at the back of the site and are connected by culvert(s) to address drainage issues. There is a small basin along Douglas Road that will be filled in to accommodate a building and another basin will be modified to handle that runoff. There will also be a water quality system to treat the Total Suspended Solids (TSS) and will be sized for a 100-year storm. A drainage easement and a flood plain are located on the site. Utilities will connect to Douglas Road. The easement on the site is vague on whether buildings can be put within the easement. The natural flow of the runoff does not follow the easement. It flows to the wetlands and then goes under Douglas Road to Meadow Pond. The applicant/engineer will review our Agent's comments/suggestions before the next meeting.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to engage the services of Graves Engineering to confirm that the project is in compliance with the stormwater and land use under the Wetlands Protection Act (WPA).

Motion made by J. Arbuckle and seconded by C. Cumiskey. The NCC voted 5-0 to continue the Public Hearing to August 02, 2023.

(248-XXX) Lot 44 Rebecca Road (The Camelot) (Map 16, Parcel 259)

Proposed construction of a single-family dwelling and associated appurtenances within the buffer zone of a wetland resource(s) area. The applicant is J & F Marinella Development Corp., 26 Tia Place, Franklin, MA 02038.

This Public Hearing has been tabled because the submittal remains incomplete.

Old/New Business

Lots 30 & 31 Valerie Run – John Federico, Guerriere & Halnon, Inc. (G & H), explained that they are swapping garages to a side entry under the dwelling and some grading has changed. The NCC reviewed the Agent's comments. *Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to consider these changes as minor changes so nothing further needs to be filed/amended.*

Minutes

None

Other

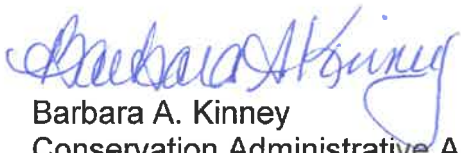
Facebook – J. Carroll mentioned that she became administrator of the NCC Facebook page when Steve Gniadek resigned from the NCC. J. Carroll will add C. Cummiskey as an administrator too so she can also make changes to the Facebook page.

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

Adjournment

Motion made by J. Arbuckle and seconded by B. McNamee. The NCC voted 5-0 to adjourn the meeting at about 7:38PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant



July 19, 2023

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Community Planning & Dev	06/14/2023	Douglas Road Contractors Yard Site Plan Peer Review
Planning Board	Rec'd 6/26/23	Public Hearing Notice for Winston Woods Modification
Planning Board	Rec'd 6/26/23	Public Hearing Notice for Douglas Road Contractor Yard
Planning Board	Rec'd 7/10/23	Public Hearing Notice for 315 Main Street Contractor Yard
Graves Engineering	05/31/2023	Site Visit Report for The Camelot Phase 4
Graves Engineering	07/05/2023	Site Visit Report for The Camelot Phase 4
Planning Board	07/10/2023	Review Report Form Contractor Yard 315 Main Street
Community Planning & Dev	07/13/2023	Contractor Yard 315 Main St – Engage Engineering Consult.
Conservation Agent	07/17/2023	Response to DEP Comments on Rockdale Pocket Park
Conservation Agent	07/18/2023	Agent Report of Douglas Road Contractor Yard
Conservation Agent	07/19/2023	Agent Report 6/8/23 to 7/19/23
Conservation Agent	07/19/2023	Agent Preliminary Review of Lot 44 Rebecca Road
Planning Board`	07/12/2023	Certificate of Approval Winston Woods Subdivision Modif.

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Letter dated July 18, 2023 from G & H regarding minor plan change for Lot 30 Valerie Run, Overlay Plan of Land dated July 17, 2023, and Site Development & Facilities Plan of Land dated July 07, 2023.
- Letter dated July 18, 2023 from G & H regarding minor plan change for Lot 31 Valerie Run, Overlay Plan of Land dated July 17, 2023, and Site Development & Facilities Plan of Land dated July 10, 2023.