



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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23 OCT -6 AM 10:21

NORTHBRIDGE TOWN CLERK
LINDA D. EYWIEN

Meeting Minutes September 06, 2023

Justin Arbuckle, Justine Carroll, Rich Chiras, Cindee Cummiskey, 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 7:00PM.

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/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 October 18, 2023.

(248-712) 1099 Providence Road (Map 14, Parcel 50)

Proposed construction of a two (2) story commercial structure on an existing foundation with an enclosed porch with parking within the 100-foot wetland buffer zone. The applicant is KEE Properties, LLC represented by Allen Engineering & Associates, Inc. (AEA), 140 Hartford Avenue East, Hopedale, MA 01747.

Karen Keegan, AEA, explained that plantings have been added such as American Birch and Hornbeam about 10 feet away from the stream. The NCC questioned the location of the trees because of past issues with trees close to the stream that hang over buildings nearby. However, that is on the adjacent property with the buildings closer to the stream so these trees should not be a problem.

Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 5-0 to issue the waiver for relief from the wetland bylaw regarding setbacks from the stream.

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

Motion made by C. Cummiskey and seconded by J. Arbuckle. The NCC voted 5-0 to issue the Order of Conditions (OOC).

(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 applicant/engineer has requested a continuance.

Motion made by C. Cummiskey and seconded by J. Arbuckle. The NCC voted 5-0 to continue the Public Hearing to September 20, 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.

The Department of Environmental Protection (DEP) file number has not been received. The NCC tabled this Public Hearing to a future meeting.

(248-711) 315 Main Street Contractor Yard (Map 2, Parcel 36)

Proposed construction of a storage building and a separate accessory office building with associated parking, utilities, and stormwater infrastructure with a portion of the project within the 100-foot buffer zone and within land subject to flooding. The applicant is KEE Properties, LLC represented by AEA, 140 Hartford Avenue East, Hopedale, MA 01747.

The applicant/engineer has requested a continuance.

Motion made by B. McNamee and seconded by J. Arbuckle. The NCC voted 4-0-1 (J. Carroll abstained) to continue the Public Hearing to September 20, 2023.

(248-710) Church Street (Extension) Bridges (Map 28)

Proposed repair to the existing masonry arch bridge over the Blackston River and the existing concrete slab bridge over the Blackstone Canal. The applicant is Northbridge Department of Public Works (DPW) represented by Howard Stein Hudson, 370 Main Street, Suite 972, Worcester, MA 01608.

The comments from Natural Heritage Endangered Species Program (NHESP) have been received.

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 B. McNamee. The NCC voted 5-0 to issue the OOC.

(04-RDA-2023) 462 Goldthwaite Road (Map 9, Parcel 67)

Proposed replacement of a failed septic system with minimal grading. The applicants are Richard and Ann-Marie Handy represented by Colonial Engineering, Inc., 11 Awl Street, Medway, MA 02053.

The legal requirements have been satisfied including publication of the legal ad. Paul DiSimone, Colonial Engineering, explained that this is a proposed replacement of a failed septic system. The location of the septic system indicated on the plans is the only place to put the septic system. The septic tank will be replaced. Erosion controls will be installed. The Board of Health is requiring that a plastic barrier be placed between the septic system and the dwelling.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to issue a negative determination #3 and negative determination #6.

(05-RDA-2023) 269 Church Avenue (Map 22A, Parcel 140)

Proposed replacement of an existing deck at the back of the dwelling on existing lawn but +/-25 feet from an intermittent stream. The applicant is Leonard Petitpas, Supreme Construction & Remodeling, 44 King Road, Holbrook, MA 02343.

The legal requirements have been satisfied including publication of the legal ad. The NCC reviewed the Request for Determination of Applicability and the Conservation Agent comments.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to issue a negative determination #3 and negative determination #6.

(NCCP202301) 0 Emond Street (Map 22A, Parcels 251, 252)

Proposed construction of two (2) duplexes within the buffer zone of an isolated vegetated wetland with a vernal pool. The applicant is Bruno Orlandi, BD Homes, LLC represented by Goddard Consulting, LLC, 291 Main Street, Suite 8, Northborough, MA 01532.

The legal requirements have been satisfied including publication of the legal ad. This project falls under the Town bylaw only. Ryan Roseen, Goddard Consulting, explained the proposal for two (2) duplexes in proximity to a vernal pool that is not certified. There will be a decent amount of work in the buffer zone, but it is within already maintained lawn. The restoration proposed is a 1:1 ratio. The NCC Agent does not feel that this will have a measurable effect on the organisms that travel to and from the vernal pool so significantly increasing the area of restoration is strongly recommended. An analysis and survey report has been done and the wood frogs will not use the area in maintained lawn because they don't like maintained lawn, per R. Roseen. The NCC Agent has provided a comment report and Goddard Consulting will review/address the concerns. For work within the buffer zone of the vernal pool, the applicant/engineer will need to formally request a Variance from the bylaw. Though not a wetlands protection issue, confirmation that the new water and sewer lines to be installed in the roadway have been approved by the DPW and/or Whitinsville Water Company should be provided, and confirmation is needed that any permits from the Zoning Board of Appeals (ZBA) and Planning Board have been granted.

William Lavalley, 85 School Street, is very concerned with water because his wall is sinking, and he has a waterfall over the stairs when it rains. He has encountered many

problems since the golf course was built. The blasting of ledge will reroute water and he has sink holes in his yard now. He is concerned that this project will make things even worse.

A site visit may be scheduled in the future.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to continue the Public Hearing to September 20, 2023.

Old/New Business

None

Minutes

None

Other

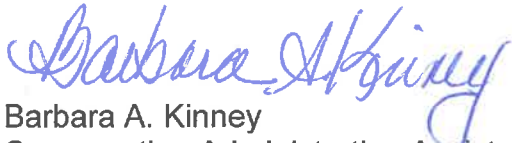
The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Adjournment

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to adjourn the meeting at about 7:41PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



CONSERVATION MAIL LIST

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING