



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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Meeting Minutes January 03, 2024

NORTHBRIDGE TOWN CLERK
LINDA M. ZYWIEN

Justin Arbuckle, Justine Carroll, Chloe Mawn, Cindee Cummiskey, Rich Chiras and Barbara McNamee were present. No one was absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant and David Pickart, NCC Agent, were present. The NCC has one (1) vacancy.

J. Carroll 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.

No new information has been received to-date and the Public Hearing will be continued for another month.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 6-0 to continue the Public Hearing to February 07, 2024.

(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 applicant has requested a continuance.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 6-0 to continue the Public Hearing to January 17, 2024.

(248-716) 700 Commerce Drive, Osterman Commerce Park (Map 28, Parcel 81)

Proposed clearing of vegetation and grading to prepare a "Pad Ready" area for future building with work within the 100-foot buffer zone of a wetland. The applicant is VE Properties IX, LLC represented by Allen Engineering & Associates, Inc. (AEA), 140 Hartford Avenue East, Hopedale, MA 01747.

The Department of Environmental Protection (DEP) number was received just before tonight's meeting. Mark Allen, AEA, on behalf of the applicant (also present), explained

that there will be clearing and grading on the site. Temporary basins will be installed that may be changed with the submittal of the Notice of Intent (NOI) for the building. The previous Order of Conditions (OOC) for the temporary crossing is still open. The wetlands have been reflagged since they were originally flagged over three (3) years ago. The revised plans have been received. DEP provided comments including changing the 36-inch culvert to a permanent box culvert if the crossing will not remain temporary. The change of culverts will be done when the end user files a NOI for the building. The old erosion controls have been removed. The response from AEA to DEP regarding the stormwater report should suffice for the comment DEP made.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 6-0 to close the Public Hearing.

Motion made by C. Cummiskey and seconded by C. Mawn. The NCC voted 6-0 to issue the OOC.

Old/New Business

(248-635) Lot 2 Hannah Drive (Carpenter Estates) – Request for Certificate of Compliance (COC)

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 6-0 to issue the COC.

Other

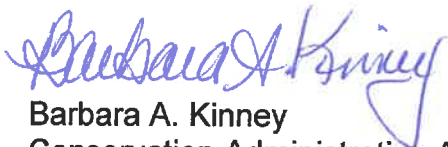
The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Adjournment

Motion made and seconded. The NCC voted 6-0 to adjourn the meeting at about 7:20PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant

02/07/2024

CONSERVATION MAIL LIST

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Revised Plan for Area 4 Osterman Commerce Park dated 01/03/2024.