



TOWN OF NORTHBRIDGE

CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes March 24, 2010

Wyatt Mills, Cheryl Peckham, Roger Jewell, Andrew Chagnon and Gina Calitri were present. Terry Bradley and Bill Freer were absent. Barbara Kinney, Administrative Assistant, was also present.

Mr. Mills opened the meeting at 7:04PM.

Citizen's Forum

120 Hickory Lane

Rick Orzechowski of 120 Hickory Lane came to the meeting and explained to the Conservation Commission that he is the third house on the right on Hickory Lane and the back corner of his property is very shady and has moss. The land is eroding next to the house when it storms from the runoff. The contour of the land is shifting downward. He has already brought in 10 yards of fill this past weekend to spread. He is looking to put in a French drain and showed the Conservation Commission pictures of where he would like to place it. The Conservation Commission stated that only the very back of his property is in the buffer zone and as long as he stays within the currently disturbed area concludes that the proposed drain need not be permitted.

(248-573) The Camelot (Map 16, Parcel 28)

Proposed construction of a roadway, infrastructure and associated amenities for a 65 lot residential subdivision located off Hill Street and Hillcrest Road. The applicant is J & F Marinella Development Corporation represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mr. Chagnon recused himself because Pare Corporation (his employer) performed the traffic study.

Also, Mr. Mills explained that two other Conservation Commission members are abutters to the property however, they are not direct abutters. The applicant/engineer did not have an issue with that and those members will be able to participate.

Paul Hutnak of Heritage Design Group and Joe Marinella of J & F Marinella Development Corp. were present. The project is off Hill Street with three culs-de-sac and a connection to Hillcrest Road. Mr. Hutnak stated that the wetlands have been reflagged. Some areas are bigger, but no areas became smaller. Four to five ponds are proposed in the buffer zone(s).

There are only a few spots that have roadway in the buffer zone and the house lots within the Conservation Commission's jurisdiction will be filed separately. One cul-de-sac needs to cross a wetland and replication will be done in the same area. One house lot on a cul-de-sac will cross the wetland. The Conservation Commission wants them to take another look at this lot because they are creating an inaccessible lot. The Conservation Commission wants them to avoid any disturbance if at all possible.

A habitat study must be completed and the applicant must work with a consultant for the Conservation Commission to perform a peer review regarding the wetlands, habitat, etc. The Conservation Commission suggested ESS, Tunison Smith, BSC Group and Colier & Collantonio and the applicant can choose one of them to work with.

A site visit will be scheduled in the future with the Conservation Commission and their consultant for the peer review along with Heritage Design Group and the developer.

Motion made by Ms. Peckham and seconded by Ms. Calitri. The Conservation Commission voted 4-0-1 (Mr. Chagnon abstained) to continue the Public Hearing to April 14, 2010 at 7:05PM.

(248-572) Lot 2 Benson Road (Map 23, Parcel 139)

Proposed construction of a single-family dwelling, driveway, sewer and storm drain system, water line extension, underground electric, cable and telephone, and earth cuts and fills. The applicant is Judith Brooks represented by Northwest Engineering Services, LLC, 184 Indian Trail, Glocester, RI 02814.

The Zoning Board of Appeals denied the upland variance. Judith Brooks was present and explained that she is deciding whether or not to appeal that decision.

Motion made by Mr. Chagnon and seconded by Mr. Jewell. The Conservation Commission voted 5-0 to continue the Public Hearing to April 28, 2010 at 7:10PM.

(248-571) Lot 31, Fir Hill Lane (Hemlock Estates) (Map 19, Parcel 385)

Proposed construction of a single-family dwelling with associated grading and utilities. The applicant is J & F Marinella represented by Heritage Design Group, 1 Main St, Whitinsville, MA 01588.

Motion made by Mr. Chagnon and seconded by Ms. Peckham. The Conservation Commission voted 5-0 to accept the withdrawal without prejudice per the request of the applicant.

Minutes

March 10, 2010

Motion made by Mr. Jewell and seconded by Ms. Peckham. The Conservation Commission voted 4-0-1 (Mr. Chagnon abstained) to accept the minutes of March 10, 2010 with changes.

Old / New Business

89 Benson Road – Reschedule of site visit?

The Conservation Commission discussed how to handle this violation. The Conservation Commission needs to determine what has happened and what remedial measures are necessary to correct the violation. Mr. Mills will write a letter and include that without their

cooperation the Conservation Commission will be forced to turn the matter over to DEP which may include fines. The letter will state that they need to reschedule the site visit no later than the second meeting in April 2010.

(248-538) Carpenter Estates – Request for an Extension of the Order of Conditions
Motion made by Mr. Chagnon and seconded by Ms. Peckham. The Conservation Commission voted 5-0 to extend the Order of Conditions for three years to June 13, 2013.

(248-445) Linwood Business Park - Discussion

Richard Sasseville, Department of Public Works (DPW) Director, explained that the Building, Planning & Construction Committee (BPCC) is seeking requests for proposals on parcels of land with buildings already constructed that could house the new DPW. One of the sites that they are looking at is Linwood Business Park. The DPW would utilize all the buildings there and add at 72' x 60' salt shed. Mr. Sasseville asked the Conservation Commission if there would be any large obstacles to overcome before the BPCC considers this location any further. The Conservation Commission asked several questions and the answers are that everything would be stored inside and there would only be a small amount of fluids stored onsite to run the equipment that does not leave the site. The infiltration area may need to be moved if the DPW chooses to install the salt shed where the infiltration area is located now. The Conservation Commission did not see any large obstacles to overcome within their jurisdiction.

Other

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

The Conservation Commission discussed the issues of dumping and sign defacement at the *Elsa Mason property* and how to handle it. Mr. Mills went to the MACC annual conference and received some valuable information on the volunteer land stewardship program. Ms. Kinney will make copies of the information for all members. This will be discussed again at the next meeting.

Executive Session

MGL Chapter 39, S 23B #3 – Litigation

Motion made by Mr. Chagnon and seconded by Mr. Jewell. The Conservation Commission entered into Executive Session by a roll call vote.

Motion made by Mr. Chagnon and seconded by Ms. Peckham. The Conservation Commission voted 5-0 to *adjourn* the Conservation Commission meeting at 9:43PM.

Respectfully submitted,

Barbara A. Kinney
Conservation Administrative Assistant