



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes September 28, 2011

Wyatt Mills, Bill Freer, Terry Bradley, Diane Schotanus and Andrew Chagnon were present. John Brown and Cheryl Peckham were absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Mills opened the meeting at 7:18PM. (Waiting for a quorum).

Citizen's Forum

865 Mendon Road

Sean Simon of the Evergreen Center was present and is looking to remove trees to create additional space for the children to play. He submitted plans for the Conservation Commission to review. He has a letter stating that no permits are required from the Building Inspector and an Email from the US Army Corps of Engineers that states they do not have any easement rights in that area. The area to be cleared is over 200 feet from the brook. The Conservation Commission reviewed the plans and deemed that the work is outside of their jurisdiction. Ms. Kinney will send Mr. Simon a memo stating these findings in writing from the Conservation Commission.

(08-RDA-2011) 719 Hill Street (Map 11, Parcel 17)

Proposed eighteen foot by 24 foot addition to the north side of the existing dwelling and located approximately 90 feet from the stream. The applicant is Eileen Woodruff represented by Schotanus Construction, 308 Providence Road, South Grafton, MA 01560.

Peter Schotanus of Schotanus Construction stated that there is 25 feet of lawn then woods to the brook. There is no clearing to be done because the addition will only come out 18 feet from the house. The addition will have a full basement. Mr. Schotanus estimates that about half of the material excavated will be hauled away. He is not sure if the stream dries up, but it is running now.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to issue a negative determination with the condition that erosion controls of silt fence be placed around any stockpiled material.

(248-581) Church Street (Map 28, Parcels 6, 73 & 74)

Proposed clearing of land area including removal of natural vegetation by means of brushing, grubbing, and stump removal with grading to restore original grades within the 100 foot buffer zone of a Bordering Vegetated Wetland and stabilization of all disturbed areas. The applicant is Vincent Osterman, VE Properties IX, LLC represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group, Vincent Osterman and Mr. Rudge of VE Properties were present. Mr. Anderson stated that the plans have changed so that the clearing is now 50 feet off the wetlands. There will be minor limbing about 2 feet high in the area to help clean it out. Within 50 feet of the wetlands there is debris and trash to be cleaned out. About half of the cleared area will be grassed for easy maintenance with a New England Conservation mix. Also, any overhanging trees into that cleared area would be limbed. There are two old tanks within 50 feet of the wetland that will be pulled out by hooking a chain to them and dragging them out per Mr. Osterman.

The timeframe is for them to clear now and plant seed that should germinate by Spring. Mr. Anderson stated that they would maintain the hay bale line in case the grass does not germinate in October. Mr. Anderson would also like to cut the trees, and then install the erosion controls. The Conservation Commission stated that is fine, but they will need to call the Conservation Commission for an inspection of the erosion controls before any earth work is done.

Mr. Bradley and Mr. Mills were present for the site walk. The Conservation Commission reviewed the standard conditions with the applicants/representatives.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to approve the plans "Proposed Clearing Plan prepared for VE Properties IX, LLC" dated August 2, 2011 with a revised date of September 26, 2011.

(248-582) Lot 3 Carpenter Road (Map 10, Parcel(s) 3 & 42)

Proposed construction of a single-family dwelling including a subsurface sewage disposal system with private well together with any associated grading within the buffer zone of a vegetated wetland. The driveway to access the dwelling will cross the wetland. The applicant is Matthew Leonard represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mark Anderson, Heritage Design Group and Matt Leonard, owner, were present. Mr. Anderson gave a brief history of the family owned property that has been subdivided. Mr. Leonard is looking to build a single-family dwelling on the property.

The driveway will cross over a wetland at its narrowest point and they will install a 24 inch culvert to connect the two sides of the wetland. Rip rap will be placed on the sides of the slopes. The site is currently wooded. Everything else will be more than 50 feet away from the wetland(s). The driveway will be gravel for now, but he may pave it in the future. He is concerned with the cost of paving because the driveway is \pm 500 feet long.

The Special Permit from the Planning Board has been issued. The Board of Health has approved the septic system at their meeting last night, per Mr. Anderson. They would like to start ASAP this Fall. The Conservation Commission requested that hay bales be added to the front of the dwelling on the plans.

A site walk has been scheduled for Saturday, October 1, 2011 at 8:00AM.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to continue the Public Hearing to October 12, 2011 at 7:10PM.

MinutesSeptember 14, 2011

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to accept the minutes of September 14, 2011 with changes.

Old / New Business(248-266) Hills at Whitinsville – Open Space

Mr. Anderson left the meeting so Ms. Kinney will contact him in the AM to reschedule this.

Other337 Hill Street

The Conservation Commission reviewed the revised plans that Gail DiMarco submitted showing a shared driveway that will be out of the wetlands. The changes proposed indicate less disturbance than approved in the original filing, and as such, no new filing is necessary. A letter will be sent to Ms. DiMarco stating such.

11 Fletcher Street

Ted Kozak, Town Manager, came to speak to the Conservation Commission regarding the DPW facility on Fletcher Street. They are looking into the feasibility of reconstructing a new facility at the present location. The new DPW Director, James Shuris, has past experience doing this type of reconstruction. The consultant on the project is AE Com.

This is a potential reclamation project that would include keeping the current building that houses the office(s) and remodeling it and possibly adding a second floor. However, a spot would need to be found for compensatory storage as the property is in a floodplain / floodway. A building across the yard would be constructed to house the trucks. The salt shed would be moved to the front of the property.

Mr. Chagnon explained the alternatives analysis requirement to Mr. Kozak. There are two things to consider in this analysis: (1) The riverfront - which this type of project would basically improve the situation along the riverfront; and (2) the flood plain - in which the work would be in the 100 foot zone. The reasons to choose one analysis over another cannot just be financial.

Mr. Kozak stated that they are trying to avoid the cost of doing the analysis because funds are limited. He also does not think there would be another feasible alternative available anyway. The reasons why the Linwood site was not the best solution because the buildings and property are too small and upgrades would still be needed. The sewer bed site is not a good choice because the railroad crossing of the Providence & Worcester Railroad would need an extensive upgrade and would be very costly.

Mr. Chagnon explained that he was not sure, but even if the Conservation Commission decided to waive the alternatives analysis, the Department of Environmental Protection (DEP) may still require it. Mr. Kozak will look into it further. Mr. Chagnon stated that the alternatives analysis may be money well spent. The report does not need to be anything fancy, just a basic report may be all that is needed.

Another thing to consider is what would happen to the current DPW site if it were abandoned. A park, school, etc. cannot be located there as the site is considered contaminated. Improving the existing site may be the best chance to clean up the site.

Mr. Kozak stated he would like to come to the next meeting with James Shuris, the DPW Director, to discuss this further. The discussion will be continued at the next meeting.

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

Motion made by Mr. Bradley and seconded by Mr. Chagnon. The Conservation Commission voted 5-0 to *adjourn* the meeting at 8:30PM.

Respectfully submitted,

DATE APPROVED: November 30, 2011

Barbara A. Kinney
Conservation Administrative Assistant