



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

**7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
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### **Meeting Minutes October 12, 2011**

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

Mr. Mills opened the meeting at 7:00PM.

#### **Citizen's Forum**

There was no one present for Citizen's Forum.

#### **(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, asked for a continuance for one month because they are looking at several options on the design of the driveway as a result of input at the recent site visit.

Motion made by Mr. Brown and seconded by Ms. Peckham. The Conservation Commission voted 5-0 to continue the Public Hearing to November 9, 2011 at 7:10PM.

#### **Minutes**

##### September 28, 2011

There was no quorum to accept these minutes at this meeting.

#### **Old / New Business**

##### (248-266) Hills at Whitinsville – Open Space

Mark Anderson of Heritage Design Group gave brief history of the project to-date. The project is almost completely built out and has open space still owned by the developer. The open space is in tax foreclosure now for non-payment of taxes. The client is not going to do any further improvements that were previously requested such as the monumentation, etc. The open space at the Hills of Whitinsville connects to the open space of the Camelot and will connect to the open space of Granite Hills if Granite Hills is ever built. There is a trail system in place now.

The Conservation Commission reviewed the memo from 2008 where certain parcels were requested to be accepted and the recommendations that were made. All open space parcels are now being requested to be accepted by the Town.

Per Mr. Anderson, the driveway issue has been resolved. Also, the Planning Board is all set with the water looping issue. Per Mr. Anderson, instead of looping the water through the wetland, two blow-offs have been installed and Quarry Road has been stubbed for future connection.

The Conservation Commission will do a memo to the Planning Board stating that the receipt of the open space looks to be acceptable.

(248-215, 248-347, 02-RDA-1998) 11 Fletcher Street (DPW) – Discussion

Ted Kozak, Town Manager, explained that AE Com has assessed the site and that Jim Shuris, DPW Director, has experience from working on projects in the past with similar situations. Mr. Shuris stated that the current site is the best location because it is in the center of town. One of buildings has been taken down in the last year and the other three buildings would need to come down as well. The salt shed is open to the elements. The site is about 3.3 acres.

The side farthest away from the river could be pushed back and a ready block wall or building foundation could be used to hold back the earth of the steep slope. They are looking to erect a  $\pm 10,000$  square foot garage and pull it away from the river. The buildings would be prefabricated. The salt shed would be moved to the front of the site. A walking trail along the river would be installed and a replication area would be needed as well. Where the salt shed stands now would become the compensatory storage area. The current private septic system would be eliminated at the site and they would tie into the town sewage disposal system. The front garage that houses the stored materials now would be the location for the mechanics shop.

They are looking to put conceptual plans together now. They will use the treatment plant location as the alternatives analysis. Access to the site will be improved by the state doing work to the bridge at the entrance/over the Mumford River. There will be improvements to the stormwater controls when the site is updated. Many volunteers have taken the time to study, plan, etc. for the renovation of this site. Town officials are looking at grants to help defray the costs. The cost quote is around \$65,000 to do the plans for the site. If at any time during the process the project is deemed not feasible, then they will stop the process. Neal Mitchell, Rob Knapik, & Jack Davis have been meeting to discuss this project. Mr. Shuris already sees big opportunities at this site. They will begin moving forward on the project. Filings will need to be done with the ZBA, Conservation Commission, etc.

(248-161, 248-192, 248-247, 01-RDA-2008) Douglas Road (Berkowitz Trucking)-Site Plan Review Comments

Mark Anderson of Heritage Design Group explained what the project entails. Berkowitz Trucking just purchased the property. The land is raised a bit in one area, then slopes down and flattens out. All work is outside the buffer zone of the wetlands at the back of the property. The land was once owned by Whitin Machine Works so it is exempt from the 200 foot buffer of the river across the street and only needs a 25 foot buffer, per Mr. Anderson. The Conservation Commission believes that the 200 foot buffer should be shown on the plans. An adjudicatory decision was issued from DEP, per Mr. Anderson. The

Conservation Commission also stated that hay bales should be shown along the road edge.

Mr. Anderson stated that a Request for Determination of Applicability will be submitted to the Conservation Commission to clarify this buffer zone concern. The Conservation Commission will review it further once they receive the submittal.

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

Motion made by Mr. Freer and seconded by Mr. Brown. The Conservation Commission voted 5-0 to *adjourn* the meeting at 8:15PM.

Respectfully submitted,

DATE APPROVED: November 30, 2011

Barbara A. Kinney  
Conservation Administrative Assistant