



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes February 15, 2012

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

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

Citizen's Forum

None

(09-RDA-2011) 288 Goldthwaite Road (Map 9, Parcel(s) 23 & 103)

Proposed replacement of old pipe under driveway with a new, wider pipe to allow for better drainage of wet area that is expanding due to increasing leakage of the adjacent Carpenter Reservoir dam and drainage in from a relatively new street (Delwyn Barnes Drive). The applicant is John & Kirstie Miersma, 288 Goldthwaite Road, Whitinsville, MA 01588.

John Miersma was present and the Conservation Commission (NCC) discussed the findings from the site walk. The NCC has concerns with placing a larger pipe at the same height because it could possibly drain one side of the wetland too quickly. The NCC is amenable to providing additional drainage, however, suggests putting a pipe on top of the existing pipe and then repave the driveway. Mr. Miersma stated that the existing pipe is old and may be clogged / collapsed. The NCC stated that they were fine with replacing that pipe with a pipe of the same diameter and putting a new one on top.

Motion made by Mr. Chagnon and seconded by Ms. Schotanus. The NCC voted 4-0 to issue a negative determination with the conditions of replacing the existing pipe with a pipe of the same diameter and with the same in invert elevation and the same out invert elevation, installation of a new pipe above the existing pipe with inverts not lower than the top of the bottom pipe, and erosion controls are to be placed around the area of work and in the water if necessary and secured with sandbags if necessary.

(01-RDA-2012) Douglas Road (Map 3, APO 121[Lots 61 & 62])

Proposed clearing and grubbing of the two lots in preparation of a future building project. The applicant is Douglas Road Industrial Realty represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

Paul Hutnak of Andrews Survey and Engineering explained that they wish to clear trees on the property and that the property falls under the historic mill complex. The Mumford River is across the street as determined by DEP. This land was owned by the mill and they are not addressing the wetlands that are located at the back of the property at this time. A

Notice of Intent will be filed in the future. Mr. Hutnak is addressing the riverine characteristics of the Mumford River at this meeting. The Conservation Commission (NCC) has concerns with whether the property does fall under the historic mill complex and Mr. Chagnon feels that at least an ANRAD should be submitted and to discuss openly the project to better serve the community rather than this way. Mr. Chagnon also requested that Mr. Hutnak submit his argument, the case law, and the conclusions made with details on how he arrived at those conclusions that this property falls under the historic mill complex for the NCC to review.

Shelley Buma for the Citizens for the Preservation of Northbridge (CPN) has reviewed the application and is looking for clarification on the historic mill complex. She submitted a letter (which she read aloud) discussing the 310CMR regulations stated and which ones CPN feels should be used. The NCC will review the 310CMR regulations prior to the next meeting.

Craig Consigli, 145 Tipperary Drive, has concerns with them doing work now with no wetland edges delineated and no plan approved. Per Mr. Hutnak, the work being done is outside the NCC's jurisdiction.

Motion made by Mr. Chagnon and seconded by Ms. Schotanus. The NCC voted 4-0 to continue the Public Meeting to March 14, 2012 at 7:05PM.

Minutes

December 28, 2011

There was no quorum to approve these minutes.

January 11, 2012

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to approve the minutes of January 11, 2012 as written.

Old / New Business

(02-RDA-2011, 248-581*, 248-180, 248-043, 997 Church St) Church Street Extension (Osterman) – Future Plans

Mark Anderson of Heritage Design Group stated that VE Properties bought the ±90 acres known as the old O'Leary property adjacent to their property on Church Street. The owners have been in discussions with DCR regarding the bikeway project. The idea is to donate a piece of the property to the state for the bikeway to alleviate them having to cross wetlands with bridges, etc. The wetland impact would be minimized in that area. VE Properties would like to develop other areas of the property by installing a road that would have 30,000 square feet of wetland disturbance, which is less than the 50,000 square feet of disturbance that the bikeway would have without the donation of land. The donation would be about 20 acres of land. The owners are looking for support for the road/crossing from the Conservation Commission (NCC). Replications would be done on the site as well.

Mr. Mills does not see the connection between the proposed project and the bikeway donation. He does think that it is great that the owners are doing that for the community. Mr. Chagnon suggests that they prove there is no other point of access to Church Street / Providence Road, etc. Mr. Chagnon said to make sure that this is demonstrated in the alternatives analysis. He also stated that it may trigger Army Corps. Of Engineers, MEPA, or other reviews.

Mr. Anderson stated that there is no other access to the site. The adjacent property (old satellite place) off Providence Road was a possibility with the owners talking about an agreement, but the owner of the adjacent property passed away. The state will not grant access through their property on Church Street which is part of the Heritage Corridor. Also, along Providence Road there is property owned by the Providence and Worcester Railroad and they would not grant access either. The only access is by the proposed way. The preliminary plans are being developed now.

Al Sanborn – Solar Panels

Mr. Sanborn of Grafton was present and wanted to speak regarding this project. Mr. Mills explained to him that the Conservation Commission (NCC) does not have any evidence that it is within their jurisdiction at this time and that the owner would need to come to the NCCC for approval within any jurisdictional area. The NCC have that submittal on the agenda and it would be publicized beforehand. Mr. Sanborn could come at that time and voice any of his concerns.

Other

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

Motion made by Mr. Chagnon and seconded by Ms. Schotanus. The Conservation Commission voted 4-0 to *adjourn* the meeting at 8:15PM.

Respectfully submitted,

DATE APPROVED: April 11, 2012

Barbara A. Kinney
Conservation Administrative Assistant