



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes February 13, 2013

Joy Anderson, Andrew Chagnon, Cheryl Peckham, Bill Dausey, John Brown and Justin Arbuckle were present. Terry Bradley was absent. Barbara Kinney, Administrative Assistant was also present. Joy Anderson left at 8:05PM.

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

Citizen's Forum

None

(248-584) Douglas Road (Map 3, A.P.O. Parcel 121)

Proposed delineation of wetlands using 50% or more wetland indicator plants, saturated / inundated conditions and hydric soil indicators. The applicant is Douglas Road Industrial Realty Trust represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

A letter was submitted from Andrews Survey & Engineering dated January 21, 2013 requesting a withdrawal of the application without prejudice.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The Conservation Commission (NCC) voted 6-0 to accept the withdrawal without prejudice.

(248-595) 4 North Main Street (Map 6A, Parcel 29)

Proposed razing of an existing 4,025 square foot automobile maintenance garage and construct a new 2,180 square foot building for automobile maintenance, convenience store and gas station with a portion of the project within 100 feet of Arcade Pond. The applicant is Arcade Properties, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Normand Gamache of Guerriere & Halnon, Inc. as well as the two owners and their attorney were present. Mr. Gamache gave a presentation explaining that the proposal is for the auto maintenance shop to continue and also to add a convenience store and gas pumps. The ZBA has already approved the proposal and it is under site plan review now with the Planning Board. The site is $\frac{3}{4}$ of an acre. Erosion controls will be placed on the other side of Arcade Street closest to Arcade Pond. Some trees at the rear of the site will be cut down and a steep dip and the rear corner will be built up.

Almost all of the area is impervious now and most of the site drains over Arcade Street to Arcade Pond untreated. The proposed plan will add pervious areas. Catch basins will be installed that will flow to a manhole then to Arcade Pond. One catch basin on Main Street

will be a stormceptor. Mr. Gamache explained that the stormceptor will achieve 91% treatment of the runoff it collects. However, several portions of the site will remain untreated so the site average will be 67% treatment. Volume and peak flow will be reduced onsite. The impervious area is 21,000 square feet. The NCC requested that the untreated areas be looked at again to see if there is any way to get them treated. Basically, it is the grassed areas (aprons) as shown on the plan that will be untreated. NCC requested an updated plan be brought to the next meeting showing the line(s) to see if there is any way to capture this runoff for treatment.

Mr. Chagnon wants to see the construction entrance shown on the plan and details in the notes on street sweeping. There will be dewatering onsite so it may trip a National Pollutant Discharge Elimination System (NPDES) permit per Mr. Chagnon and the applicant would need to return to the NCC to review the dewatering process / procedures before construction begins. If a NPDES permit is not triggered, then specifying on the plans the process / procedures to be used for the dewatering, street sweeping, etc. will be sufficient.

Ms. Peckham has concerns with the soil composition under the area where the gas tanks will be installed. Mr. Gamache stated that there is some fly ash there now and it will be taken into consideration when the footings are placed. Mr. Chagnon stated that there are monitoring wells there now so he wanted to know what kind of contamination there is. Mr. Gamache said that there is none that they know of now. However, he is looking to properly condition the project to address any materials issues they may encounter. The NCC has requested the closure report from when it was originally a gas station.

Ms. Peckham asked about a stockpiling area and that Best Management Practices be used such as erosion controls placed around any stockpiling and if the stockpiling is onsite more than two weeks, it needs to be seeded.

A site walk has been scheduled for Saturday, February 23, 2013 at 9:00AM.

Motion made by Mr. Chagnon and seconded by Ms. Peckham. The NCC voted 6-0 to use JH Engineering for the peer review.

Motion made by Mr. Chagnon and seconded by Ms. Peckham. The NCC voted 6-0 to continue the Public Hearing to February 27, 2013 at 7:10PM.

Minutes

December 13, 2012

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0-1 (Ms. Peckham abstained) to accept the minutes of December 13, 2012 as written.

January 9, 2013

There was no quorum to approve these minutes.

Old / New Business

(248-210) 2223 Providence Road – Demolition of Garage(s)

Dave Bobillier of SMOC Housing explained that they are looking to demolish the existing garages at the back of the property near the Blackstone River. The Board of Health told them they either need to repair or tear down the garages. They are looking to have an

observatory that is fenced in when completed. There may be a railing and park benches, etc. as well.

The roofs are caving in, but it is all contained within the foundation cement blocks. They will remove everything above ground with no disturbance to the soil. There is nothing in the garages now. An Abatement was done for the asbestos and the site is now clean. Mr. Chagnon asked for more details on the demolition. Trucks will be onsite with an excavator / backhoe. Mr. Bobillier explained that the contractor will remove the front wall, the insides then the side walls and then lastly the back wall which will be folded forwards. The NCC stated that erosion controls are not feasible; however, NCC wants notification before start of the demolition. The NCC stated that anything that may fall into the river must be pulled out immediately. Mr. Bobillier stated that the contractor can float a boat with a net to catch any falling debris. Mr. Chagnon stated he is not sure if that is needed.

The contractor will need to meet with the NCC or provide a letter detailing the procedures for the demolition and his history of working with sensitive areas.

(248-553) Presidential Farms – Straw Wattles

Normand Gamache has already left. This will be tabled to the next meeting.

(248-589) Church Street – Vernal Pools

Mr. Chagnon recused himself from this discussion. Mark Anderson of Heritage Design Group explained that the vernal pools have already been done during the MEPA process. One vernal pool has been certified. Mr. Anderson said the applicant / owner does not want to certify the vernal pools that will be donated to the State of MA. EcoTec reviewed any potential vernal pools with the Department of Environmental Protection and submitted a report that describes the potential vernal pools, their observations, and whether it was determined to be an actual vernal pool. The observations took place in April 2012. NCC is satisfied and no further action is needed.

(248-266) Hills at Whitinsville – Request Certificate of Compliance

Mark Anderson of Heritage Design Group submitted a request for a Certificate of Compliance (COC). A partial COC was issued November 8, 2006 with the condition that monitoring of all replication areas must be done for a period of two years commencing on June 1, 2007. The Conservation Commission will need a final affidavit from the replication monitor before issuing the COC.

Jeff Ciulla of Lot 62 Morgan Road spoke about the issues with him and his neighbor's driveway(s) (shared) in the open space at the Hills of Whitinsville. They are getting closer to have this all resolved, but are not there yet. He wanted to know if the COC would hand over the open space to the Town. Mr. Chagnon explained the COC was for the construction of the roadways and the only open item is the monitoring of the replication areas. Per Mr. Ciulla there is also work to be done to the drainage area in the open space to fix the runoff issues in their driveway(s). Mr. Chagnon asked specifically which lots were affected and Mr. Ciulla answered that it is Lots 62, 64, 99 & 100 (150, 152, 156 and 168 Morgan Road). Mr. Chagnon will take a look at the plans.

(248-593) Lot 64 Camelot – Minor Change Discussion

Mark Anderson of Heritage Design Group stated there is 180 square feet of encroachment in the 50 foot buffer zone with the driveway and they will plant additional high bush

blueberry and hawthorn to compensate for the minor changes to accommodate the side entry and turn around for the garage under the dwelling that has changed from the original approved design. The foundation has already been installed. The NCC reviewed and compared the two plans and determined that the grading has changed and the limit of disturbance has significantly changed due to the proposed larger dwelling. NCC determined that a new Notice of Intent will need to be submitted. A cease and desist with a copy to the Building Inspector to halt work on this site until a new Order of Conditions is issued will be sent.

(248-057) Meadowood 8 – Request Certificate of Compliance

The NCC reviewed the request. The streets have been accepted as public ways and no outstanding issues remain. The NCC signed the Certificate of Compliance.

NCC Agent / Revise Regulations - Discussion

Due to the lateness of the hour, this discussion was tabled to the next meeting.

Other

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

Motion made by Mr. Chagnon and seconded by Mr. Brown. The NCC voted 5-0 to adjourn the meeting at or about 9:05PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant