



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
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Meeting Minutes February 27, 2013

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

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

Citizen's Forum

None

(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. stated that the tanks were removed but there is very little information from that time. In the 1980's, a visual inspection was done by the Fire Department. The current owner was required to have a 21E report done for a mortgage and a copy of that report is on file with the Conservation Commission (NCC). Monitoring wells will be left where they are for future testing.

Mr. Gamache stated that dewatering will be done during the tank installation. There are several possible ways to accomplish this by either (1) test water by filing with the state so it can be discharged into the sewer system or (2) treat the water and then discharge it but it requires another permit or (3) truck the water away. A decision on which way the dewatering will be done will be made when the work starts by doing the testing.

Construction access will be from Arcade Street. Phase I will start at the back of the property. The automotive repair business will remain open during construction. The stock pile area will be outside the 100 foot buffer zone and is lower than Arcade Pond. The parking lot slopes away from Arcade Pond to a catch basin(s). The tanks will have overfill alarms and will be double lined; there will be 5-15 gallon area on top of the tank for overfills.

No review comments have been received from JH Engineering yet. A special condition was suggested to be that the NPDES permit is to be submitted to the NCC for review before construction begins. The details of the street sweeping, tire scrubber area, etc. need to be on the plans.

Mr. Gamache explained that in order to get more water to flow away from Arcade Pond the area must be raised by approximately one foot and this area will be green space, some sidewalk and driveways. However, they will look at putting a catch basin there and send the water back the other way but will need to determine the increase in value of doing so.

Motion made by Ms. Anderson and seconded by Mr. Dausey. The Conservation Commission voted 5-0 to continue the Public Hearing to March 13, 2013 at 7:10PM.

(248-596) Lot 64 Rebecca Road (Camelot) (Map 16, Parcel 280)

Proposed construction of a single-family dwelling with associated grading & utilities within the 100 foot buffer zone of a Bordering Vegetated Wetland (BVW). The applicant is J & F Marinella represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group and Joe Marinella of J & F Marinella reviewed the new plans with the NCC. The location of the dwelling, the size of the dwelling and some of the grading has changed. Per NCC, a new Notice of Intent will need to be filed as there is significantly more disturbance within the jurisdictional area. There is 180 square feet of additional disturbance in the 50 foot buffer zone and the applicant proposed to plant additional trees and bushes such as hawthorn and high bush cranberry.

The proposed turn around area has not been constructed yet. The foundation is in and the dwelling is being framed. More of the dwelling and the entire driveway is now within the 100 foot buffer zone. The new plans have much more grading towards the wetland. Mr. Marinella explained that the previous plan had an 8 foot wall and the area is flat where the new dwelling is proposed so it should be less disturbance. Mr. Chagnon explained that the approved plan had no 8 foot wall according to the plans. Mr. Anderson stated that the limit of disturbance has not changed yet and the requested additional markers have been added. Mr. Chagnon stated that the turn around area limit of disturbance has changed. Mr. Marinella stated that if the turn around area limit of disturbance (additional 10 feet) is not approved then they will construct a tighter turn around area. The bump out (turn around area) was discussed in more detail and could be eliminated or be pulled back further so as to not change the original limit of disturbance. NCC does not have to approve the changes, but feels they are backed into a corner because construction of the dwelling has already started.

Motion made by Mr. Dausey and seconded by Mr. Chagnon. The NCC voted 5-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Arbuckle. The NCC voted 5-0 to approve the Notice of Intent as proposed with the condition that three (3) additional plantings be made adjacent to the bump out.

Minutes

January 9, 2013

Motion made by Ms. Anderson and seconded by Mr. Arbuckle. The NCC voted 3-0-2 (Mr. Dausey and Mr. Brown abstained) to accept the minutes as written.

February 13, 2013

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 5-0 to accept the minutes as written.

Old / New Business**(248-553) Presidential Farms – Straw Wattles**

Normand Gamache of Guerriere & Halnon, Inc. explained that they would like to use straw wattles instead of hay bales on Phase IV of Presidential Farms. Mr. Chagnon stated that on slopes greater than 3:1 and the stock piles areas should continue to have hay bales and silt fence. Mr. Gamache showed the NCC where on the plans where some fill would be and they would use hay bales going around the corner. Lot 72 will be the stockpile area. NCC agreed.

(248-580) Linwood Mill Dam – Request for Certificate of Compliance

The NCC reviewed the application including the pictures and signed the Certificate of Compliance.

NCC Agent/Revise Regulations – Discussion

The NCC briefly discussed the information presented and determined that more information on the senior work off program process is needed before proceeding.

Other

Mr. Brown stated that he believes that West End Creamery will be doing four (4) more projects on the property this year. Hopefully, they will appear before the NCC before any construction begins.

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

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 5-0 to adjourn the meeting at or about 8:37PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant