



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
FAX: (508) 234-0814**

Meeting Minutes December 11, 2013

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

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

Citizen's Forum

None

Presidential Farms

The Conservation Commission (NCC) agreed to listen to all the Presidential Farms submittals at once, then vote on them individually. Normand Gamache of Guerriere & Halnon, Inc. presented an overview of Phase IV Presidential Farms. The Roosevelt Drive crossing was approved under the definitive subdivision submittal and the crossing was built a while ago. The detention basins are built for each phase of development before the lots are built upon.

Mr. Chagnon stated that markers along the buffer zone line has been historically required in the past, but is not shown on the plan(s). The NCC will require them now. He marked the plans to show where the NCC will require these markers. Lot 37 may not need them.

Mr. Gamache stated that all lots will use straw wattles for erosion control and this was previously approved by the NCC.

(248-608) Lot 73 Roosevelt Drive (Presidential Farms), (Map 19, Parcel 312)

Proposed construction of a single-family dwelling and associated grading within the 100 foot buffer zone of Bordering Vegetated Wetlands. Applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Mr. Gamache explained the limit of clearing and pointed out the replication area. The closest point to the wetlands is 26 feet. The dwelling and the driveway are in the buffer zone and a 25 foot tire scrubber will be in place at the driveway access. The closest point of the dwelling is 38 feet away. Mr. Chagnon commented that this lot is completely in the buffer zone and would not necessarily be approved under today's laws / regulations if it was before the NCC. He explained this for the benefit of the newer members.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan Lot 73 Roosevelt Drive at Presidential Farms prepared by Guerriere & Halnon, Inc. with a final revision date of December 12, 2013 with the condition(s) that the wetland markers be installed per the NCC standards and as shown on the revised plan(s) to be submitted to the NCC before the issuance of the Order of Conditions.

(248-605) Lot 40 Roosevelt Drive (Presidential Farms), (Map 19, Parcel 279)

Proposed construction of a single-family dwelling and associated grading within the 100 foot buffer zone of Bordering Vegetated Wetlands. Applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Mr. Gamache explained that the erosion control limit of clearing at the closest point is 34 feet from the wetlands and the dwellings closest point is 62 feet with the deck at 53 feet off the wetlands.

This lot is configured as a retreat lot due to the open space and is allowed as part of the flexible development even though it is a non-public way. The sewer line runs along the driveway and connects into Presidential Estates.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan Lot 40 Roosevelt Drive at Presidential Farms prepared by Guerriere & Halnon, Inc. with a final revision date of December 12, 2013 with the condition(s) that the wetland markers be installed per the NCC standards and as shown on the revised plan(s) to be submitted to the NCC before the issuance of the Order of Conditions.

(248-604) Lot 37 Roosevelt Drive (Presidential Farms), (Map 19, Parcel 276)

Proposed construction of a single-family dwelling and associated grading. The only work within the 100 foot buffer zone of Bordering Vegetated Wetlands is for the construction of the driveway. Applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Lot 37 has a detention basin on the lot and the basin is under construction now, per Mr. Gamache. 100 feet of the driveway is in the buffer zone, but the dwelling itself is outside the buffer zone. A tire scrubber area will be installed at the driveway entrance.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan Lot 37 Roosevelt Drive at Presidential Farms prepared by Guerriere & Halnon, Inc. with a final revision date of December 12, 2013 with the condition(s) that the wetland markers be installed per the NCC standards and as shown on the revised plan(s) to be submitted to the NCC before the issuance of the Order of Conditions noting that the markers may not be needed on this lot.

(248-606) Lot 70 Roosevelt Drive (Presidential Farms), (Map 19, Parcel 309)

Proposed construction of a single-family dwelling and associated grading within the 100 foot buffer zone of Bordering Vegetated Wetlands. Applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

The closest limit is 47 feet from the wetlands with the dwelling at 85 feet from the wetlands, per Mr. Gamache. A tire scrubber area will be installed at the entrance.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan Lots 70 & 71 Roosevelt Drive at Presidential Farms prepared by Guerriere & Halnon, Inc. with a final revision date of December 12, 2013 with the condition(s) that the wetland markers be installed per the NCC standards and as shown on the revised plan(s) to be submitted to the NCC before the issuance of the Order of Conditions.

(248-607) Lot 71 Roosevelt Drive (Presidential Farms), (Map 19, Parcel 310)

Proposed construction of a single-family dwelling and associated grading within the 100-foot buffer zone of Bordering Vegetated Wetlands. Applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

50% of the construction on this lot will be in the buffer zone with 28 feet being the closest point to the wetlands and the dwelling at 57 feet, per Mr. Gamache. There will be a 25 foot tire scrubber area at the driveway entrance. Mr. Arbuckle asked if the dwelling could be moved to the right side of the property. Mr. Gamache explained that there is a swale on the right side of the property to collect runoff and bring it to the back of the lot. This could be looked at and maybe the dwelling moved some.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to approve the plan Lots 70 and 71 Roosevelt Drive at Presidential Farms prepared by Guerriere & Halnon, Inc. with a final revision date of December 12, 2013 with the condition(s) that the wetland markers be installed per the NCC standards and as shown on the revised plan(s) to be submitted to the NCC before the issuance of the Order of Conditions.

Minutes

June 26, 2013

There was no quorum to approve these minutes.

November 13, 2013

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to accept the minutes of November 13, 2013 as written.

Old / New BusinessChristmas Tree Recycling. Discussion / Schedule

Confirmed schedule for volunteering on the Christmas Tree recycling day.

Enforcement Actions(248-573) The Camelot . Cease and Desist

No one was present to address this cease and desist. Mr. Chagnon called Heritage Design Group and was informed that they are no longer employed by J & F Marinella as the engineer for this project. Ms. Kinney will notify the Building Inspector of the violation(s) and Ms. Anderson will need to return to the site and determine if any additional work has been done in violation of the Wetlands Protection Act and the Town Bylaw.

Burdon Pond Dam . Ratify Enforcement Order

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to ratify the enforcement order.

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 4-0 to adjourn the meeting on or about 9:00PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant