



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

**7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
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### **Meeting Minutes February 26, 2014**

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

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

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

None

#### **(248-609) Leonardo Estates, 603 Highland Street (Map 17, Parcels 15 & 16)**

Proposed construction of a roadway with a wetlands crossing, associated infrastructure and stormwater facilities for an 18-lot residential subdivision. The applicant is Terreno Realty, LLC represented by Andrews Survey & Engineering, Inc., 104 Mendon Street. Uxbridge, MA 01569.

Steve O'Connell of Andrews Survey and Engineering was present. A site visit is not feasible at this time because of all the snow cover. This may be scheduled at the next meeting. Mr. O'Connell explained that the owner is requesting we solicit ESS Group for a second proposal so the owner can compare price costs. Ms. Kinney will send in the request.

Paulette Hottelet of 689 Highland Street has not been able to make any previous meetings and wanted to know if there will be building in the wetlands and if anything has already been approved. Mr. O'Connell stated that there is no actual building in the wetlands and there will be one stream crossing. Nothing has been approved yet. He then gave a brief summary of the project for the benefit of the resident. There will be arch bridge and sidewalk on one side of the roadway. The sewer line will extend along Highland Street to Benson Road then to Freedoms Way. All departments agree the sewer line should be gravity fed so it will now run cross-country along the 35 foot no-disturb zone out to Highland Street. Ms. Hottelet questioned if the remaining 13 acres would be enough habitat for the deer and animals that are there now. Mr. O'Connell said yes. Ms. Hottelet then wanted to know where her home at 689 Highland is in relation to the proposed subdivision. She will abut the undisturbed (open space) part of the subdivision.

Mr. Chagnon then explained where in the process the submittal is. Mr. O'Connell stated that the DPW has recommended that sloped granite be used throughout the subdivision. The NCC is agreeable to that. Mr. O'Connell stated that revised plans are coming.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The Conservation Commission (NCC) voted 5-0 to continue the Public Hearing to March 12, 2014 at 7:02PM.

**(248-613) Lot 24 Grace Street, The Camelot (Map 16, Parcel 236)**

Proposed construction of a single-family dwelling, installation of utilities, and associated site work within the buffer zone of a wetland. The applicant is J & F Marinella Development Corp. represented by Andrews Survey & Engineering, Inc., PO Box 312, 104 Mendon Street, Uxbridge, MA 01569-0312.

Steve O'Connell of Andrews Engineering was present. The concerns that the NCC has with the incomplete construction of the drainage structures in the roadway as discussed at the last meeting have not been addressed yet. The lot is in Phase I of construction and Mr. O'Connell is working on getting an updated phasing plan and possibly a new kick-off meeting since Andrews Engineering just started working on this project.

The options on how to proceed are as follows: submittal could be withdrawn without prejudice; the submittal could be approved but the NCC would not sign any building permit applications until the drainage is addressed; or the submittal could be denied. Mr. Chagnon reminded Mr. O'Connell that in the Order of Conditions for The Camelot it is spelled out that the NCC would not approve any lots without the drainage completed. Mr. Chagnon suggested the submittal be withdrawn without prejudice if the applicant is agreeable as that is the cleanest choice. The rest of the NCC agrees this is the best choice and requests that the applicant do so. Mr. O'Connell asked if any fees could be waived at the time of resubmittal. The NCC stated no because of the time spent on administration in the Conservation Office of the submittal even if it is withdrawn. The NCC received a handwritten request to withdraw the submittal without prejudice.

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

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 5-0 to accept the withdrawal without prejudice.

**Minutes**

June 26, 2013

There was no quorum to approve these minutes.

January 22, 2014

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0-1 (Mr. Brown abstained) to approve the minutes of January 22, 2014 with changes.

**Old / New Business**

(248-610) 4 & 16 North Main St . Discuss Special Conditions on Order of Conditions

The special conditions were discussed. The sentence that the Certificate of Compliance must be obtained before the Certificate of Occupancy will be deleted. Also, the condition about the DPW not allowing catch basins in Arcade Street will be changed to the DPW not allowing some kind of treatment unit in Arcade Street. The condition(s) was not drafted as it was intended. Lastly, on Attachment 3, Number N20 will be unchecked.

(248-412) Shining Rock Main Entry . Request for Certificate of Compliance

Motion made by Mr. Chagnon and seconded by Mr. Arbuckle. The NCC voted 5-0 to approve the Certificate of Compliance.

(248-424) Shining Rock Back Nine . Request for Certificate of Compliance

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 5-0 to approve the Certificate of Compliance.

**Enforcement Actions**

None

**Executive Session**

None

**Other**

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

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 5-0 to adjourn the meeting on or about 8:08PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney  
Conservation Administrative Assistant