



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes April 9, 2014

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

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

Citizen's Forum

None

(01-RDA-2014) Lot 30 Roosevelt Drive (Presidential Farms) (Map 19, Parcel 269)

Proposed construction of a single-family dwelling and associated grading. No work is proposed within 50 feet of the resource area. The applicant is Presidential Farms, Inc. represented by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588.

Michael Weaver of Guerriere & Halnon explained that the proposal is the same limit of clearing as the last submittal that has expired, but the dwelling is a slightly different configuration. A building permit application has been signed for everything outside the buffer zone so they could start on the dwelling foundation.

Motion made by Mr. Arbuckle and seconded by Ms. Anderson. The Conservation Commission (NCC) voted 4-0 to issue a negative determination for the plan entitled %Resource Area Plan showing Proposed House Lot 30 Roosevelt Drive at Presidential Farms+dated March 17, 2014 with the special condition that two wetland markers be placed at the limit of clearing where the NCC indicated on the plans.

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

Proposed construction of a roadway with a wetland 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, Andrews Engineering, and Darrell Oakley, ESS Group, were present.

Mr. O'Connell explained that at the last meeting the NCC voted to retain ESS Group to do the peer review. Mr. Oakley completed his review and Andrews Engineering will make their revisions accordingly.

Mr. Oakley stated that he looked at everything onsite including the flags. He agrees with where the flags are placed. He has concerns with the impact areas with regards to compliance with the Department of Environmental Protection (DEP) guidelines for wetland replication. Also, a wildlife assessment needs to be submitted.

Mr. Oakley then reviewed his peer review letter with the NCC. Several wetland flags on the plans are off the project site and should be shown as approximate because the applicant does not have that property's owner permission to seek confirmation of those flags. The NCC should not include them in their Order of Conditions (OOC).

Lot 10 erroneously includes upland and he suggests that the NCC accept the approximate line shown on the sketch submitted to Andrews Engineering and does not approve a Bordering Vegetated Wetland (BVW) area that is in fact upland. This change does not affect Leonardo Estates but could affect adjacent property owners.

Mr. Oakley suggests that the banks of the stream should be shown on the plans at the crossing. He assumes that the proposed box culvert would not impact the stream banks, but it is not possible to see on the plans. A view of the culvert foundations in relation to the stream banks would be beneficial.

Mr. Oakley also suggests that field forms be included in the Notice of Intent (NOI) for the impact area and the locations of the DEP field forms should be shown on the plans. He suggests using the Wetland Determination Data Form. Northcentral and Northeast Region as found within: US Army Corps of Engineers. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Research and Development Center (Version 2.0).

A visual planting plan should be included on the Wetland Replication Plan including the wetland indicator status of each species. He also suggests shallow monitoring wells be included in each replication area to monitor groundwater levels during the first two growing seasons. Additional requirements for wetland replication plans are found in the attached DEP BVW replication checklist. Mr. Oakley suggests that the applicant completes this form so the NCC can better assess compliance with the inland wetland replication guidelines. The impact area needs to be compared with the replication in order to ensure lost wetland functions are mitigated. ESS Group can provide a final review once these items have been addressed if the NCC so desires.

The Planning Board is looking for confirmation from the NCC that the gravity sewer line that runs along the roadway then along the 35 foot no disturb zone of Lot 17 and then back to the roadway then along the access road of the basin near Highland Street is acceptable. Ms. Kinney will send a memo to the Planning Board that this is acceptable by the NCC.

Andrews Engineering will evaluate the vernal pool(s) before the Certificate of Compliance (COC) and this can be stated as a special condition in the OOC.

Motion made by Mr. Arbuckle and seconded by Ms. Anderson. The NCC voted 4-0 to continue the Public Hearing to the next meeting on May 14, 2014 at 7:02PM or to April 30, 2014 at 7:02 PM if they need to meet before May 14, 2014. Mr. O'Connell will let Ms. Kinney know if she needs to schedule the April 30, 2014 meeting.

MinutesFebruary 10, 2014

There was no quorum to approve these minutes.

February 12, 2014 (Executive Session)

There was no quorum to approve these minutes.

February 12, 2014

There was no quorum to approve these minutes.

February 26, 2014

There was no quorum to approve these minutes.

March 26, 2014

These minutes were tabled to the next meeting.

Old / New Business(248-587) Osterman Maintenance Facility . Request Certificate of Compliance

Three concerns have been addressed. However, Mr. Howland of JH Engineering, consulting engineer, raised additional concerns that need to be addressed. Ms. Kinney will forward Mr. Howland's email to Heritage Design Group to address these concerns and this will be continued to the next agenda.

1201 Quaker Street Landfill . Solar Farm Discussion

Mr. Arbuckle recused himself because he works for a competing company. There was no quorum for this discussion. The applicant presented information only. The applicant wanted to confirm that if they get DEP approval they can start cleaning up outside the 200 foot mark and come back later to the NCC for approval within the 200 feet. The NCC explained that their jurisdiction is within 200 feet of the Blackstone River. The applicant will come back to the next meeting for a conceptual approval when there is a quorum.

(248-594) Lots 32 & 33 Shining Rock Drive . Amend Order of Conditions

Brian Clark, representing the applicant, explained that they would like to change the order of the conditions in the OOC. The lots are not heavily wooded and they wish to take the trees down first. It will take a day or two then they will install the erosion controls. The NCC agreed to the tree clearing first but they must notify the NCC when the tree clearing is complete so an inspection can be done by the NCC. The erosion controls must be installed within 5 days of when the tree clearing is complete.

Motion made by Mr. Arbuckle and seconded by Mr. Deorsey. The NCC voted 4-0 to amend the OOC Attachment 3, Before Construction section, to read: Immediately following tree cutting only and prior to any other work being done, erosion controls must be installed within five days. NCC must be notified when tree cutting will commence so NCC can inspect the site(s).

Enforcement Actions

None

Executive Session

MGL Chapter 30A, Section 21, #3 Litigation
None

Other

The NCC reviewed the mail received. They drafted a letter to send to Mr. Fease to answer his questions.

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

Motion made by Mr. Arbuckle and seconded by Mr. Deorsey. The NCC voted 4-0 to adjourn the meeting on or about 8:37PM.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant