



**TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION**

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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**NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE**

**Meeting Minutes
August 23, 2017**

Barbara McNamee, Joy Anderson, Cindy Campbell, Justin Arbuckle, and Rich Chiras were present. Gerry Ouillette and David Pickart, Conservation Agent, were absent. Barbara Kinney, Administrative Assistant was also present.

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

**Citizen's Forum
None**

(248-) 2356 Providence Road (Ashton Place) (Map 25, Parcel 113)

Proposed construction of an addition to an existing apartment building with 32 new paved parking spaces. The applicant is Ashton Place, LLC represented by Guerriere & Halnon, Inc., (G & H) 1029 Providence Road, Whitinsville, MA 01588.

The Department of Environmental Protection (DEP) file number has not been received yet. The legal requirements have been satisfied including notification to abutters and posting of the legal ad.

Bruce Williams from G & H explained that this is a building addition that will be 2 ½ stories high and will be located directly behind the existing stone wall. Most of the addition will be constructed on existing lawn however, eight parking spaces will be in a new disturbed area along the side near the stream.

Erosion controls will be used as indicated on the plan. Catch basin inserts will be installed at the front of the site for erosion control too. There will be no work within the 35 foot no-disturb zone. They will be constructing a 12 foot retaining wall for the edge of the parking spaces along the stream. Four trees will need to be removed.

The bulk of the parking will be on the opposite side of the building away from the wetland. Mr. Williams then explained the proposed drainage. There are no storm water controls at the front of the property now and the new drainage will actually treat the stormwater, which will be an improvement. Mr. Williams then reviewed the landscaping plan. Azaleas and arborvitaes will be planted around the building. Revised plans are coming showing a wetland jog adjustment. The Conservation Commission (NCC) will require fencing and signage to prevent landscape dumping and this will be listed in their special conditions.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to continue the Public Hearing to September 6, 2017 at 7:05PM.

(248-) 496 Purgatory Road Northbridge (263 Purgatory Road Sutton) (Map 8, Parcel 26)

Proposed 1.98MW ground mounted solar photovoltaic energy generating system in Sutton with access from Northbridge. The applicant is Borrego Solar Systems, Inc., 55 Technology Drive, Lowell, MA 01851 and the owner is Duane VandenAkker, 496 Purgatory Road, Whitinsville, MA 01588.

The applicant has requested a continuance of the Public Hearing.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to continue the Public Hearing without opening the Public Hearing to September 6, 2017 at 7:15PM.

Old / New Business

(248-610) 4 & 16 N Main St Modification – Discuss Changes / Need to Amend

Mike Hassett of G & H explained that an Order of Conditions (OOC) was issued in 2014 but the builder ran out of money, so it went into foreclosure. The OOC received an extension. The Planning Board (PB) permit has expired. This project is before the PB again for approval.

Mr. Hassett have a history of the site and what was approved before which includes a convenience store and gas station. The stormwater is not treated on the site now as it just runs across Arcade Street into Arcade Pond. This new project will treat the stormwater before it goes into Arcade Pond. A Cape Cod berm will be installed along Arcade Street. The middle entrance along Arcade Street has been eliminated because of traffic flow reasons. They will be widening Arcade Street a little bit along the property line (about 1 ½ feet). There will be a Rumble Island at the corner of Arcade St and Main St.

Motion made by Mr. Arbuckle and seconded by Ms. McNamee. The NCC voted 5-0 that the changes are minor and do not need an amendment to the open OOC.

Enforcement Actions

None

Minutes

August 9, 2017

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

Executive Session

None

Other

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

Motion made by Ms. Campbell and seconded by Mr. Arbuckle. The NCC voted 5-0 to adjourn the meeting about 8:14.PM.

Respectfully submitted,

DATE APPROVED:


Barbara A. Kinney
Conservation Administrative Assistant

October 4, 2017

August 23, 2017

CONSERVATION MAIL LIST

[illegible]

ADDITIONAL DOCUMENTS USED AT MEETING