



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

**7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
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### **Meeting Minutes July 11, 2012**

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

Mr. Brown opened the meeting at 7:14PM. We were waiting for a quorum.

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

Mr. Consigli appeared before the Conservation Commission. He was sent a letter in error. The tree cutting at the back of the property is actually a neighbor. A new letter will be sent to the correct person. Mr. Bradley will visit the property before sending the letter to the correct person.

#### **(248-584) Douglas Road (Map 3, A.P.O. Parcel 121)**

Proposed delineation of wetlands using 50% or more wetland indicator plants, saturated / inundated conditions and hydric soil indicators. The applicant is Douglas Road Industrial Realty Trust represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

The applicant has requested a continuance.

Motion made by Mr. Bradley and seconded by Mr. Freer. The Conservation Commission voted 4-0 to continue the Public Hearing to August 8, 2012 at 7:05PM.

#### **(248-588) 2356 Providence Road, "Ashton Place" (Map 25, Parcel 113)**

Proposed rehabilitation and conversion of an existing nursing home to a 23 unit apartment complex including the addition of a paved driveway, catch basins, stormwater basin and associated grading and appurtenances. The applicant for this project is Providence Road 2356 represented by Guerriere & Halnon, Inc. 1029 Providence Road, Whitinsville, MA 01588.

Mike Weaver of Guerriere & Halnon, Inc. gave a quick review of what was discussed at the last meeting. The Conservation Commission left the Public Hearing open in case the other boards had any major issues with the project and the Conservation Commission would need to address them as well. Since then, the Planning Board approved the project per Mr. Weaver.

Motion made by Mr. Bradley and seconded by Mr. Freer. The Conservation Commission voted 4-0 to close the Public Hearing.

Motion made by Mr. Bradley and seconded by Ms. Anderson. The Conservation Commission voted 4-0 to approve the plans entitled "Site Plans Ashton Place 2356 Providence Road" dated April 30, 2012 and revised through June 5, 2012.

**(248-589) Church Street Extension Wetland Crossings (Map 28, Parcel(s) 6, 7, 72, 73 & 74)**

Proposed construction of two limited project roadway crossings to access upland areas and includes associated grading, retaining walls, utilities, and paving. Crossing #1 has 24,330 square feet (sf) of Bordering Vegetated Wetland (BVW) fill and 770 cubic yards (cy) of Bordering Land Subject to Flooding (BLSF) fill. Crossing #2 has 430 sf of BVW fill. Totals of 27,990 sf BVW replication and 1,210 cy BLSF compensatory storage are proposed. Also, a 40 linear foot intermittent stream crossing is proposed. The applicant is Osterman Propane represented by Heritage Design Group, One Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group explained that this is a complicated larger project that is proposing a significant amount of wetland filling. He then oriented the Conservation Commission on where the area is located and this will be a Planned Business Development. The property is +/- 90 acres with several wetland crossings to access the back of the property that will have office, retail and industrial components. They are working on a low impact development as much as possible. The crossing of the wetlands will have retaining walls and the replication will be done in phases. They do not know at this point what the businesses will be after the crossing. It will be manufacturing, office and / or industrial use.

Many studies will need to be done including a DEP filing, 401 Water Quality filing, Army Corps. Of Engineers permit and a MEPA filing. All have been submitted per Mr. Anderson.

A separate filing for the office building will be coming soon. The rest of the buildings will each have their own filing when the time comes.

About 26 acres will be donated to the MA DCR for the bikeway project and there is an endangered species wood turtle habitat on the property as well. The Natural Heritage Endangered Species Program (NHESP) has approved the plan and donated land per Mr. Anderson. About one acre will be clear cut, de-stumped and sand added for the turtle habitat. There will be fencing along the turtle area so the turtles will not migrate to the building(s) area(s). The fence will be 36 inches high and 6 inches in the ground and about 1,500 feet long made of special material.

Mr. Bradley asked for more information on the crossing and Mr. Anderson explained that they will drop the grade to minimize the disturbance to the wetland and will keep the road as close to the railroad tracks as possible. The drop in grade will be about 5% with about 25,000 square feet of total disturbed area. There will be a retaining wall along the edge of the wetland on both sides and there will also be drainage structures. The catch basins will be in the roadway to filter the runoff to fore bays before entering the wetlands. The catch basin in the wetland crossing will be only to capture the drainage from the wetland crossing. Drainage before the crossing will be captured before it gets to the crossing area. The NHESP is requesting from the crossing back that Cape Cod berm be used instead of vertical granite berm for the animals to migrate easier. The crossing itself is outside of the habitat area for the turtle. The intermittent stream will be an open box culvert for that crossing.

The replication area will be in the same hydraulic location as the disturbance. Mr. Bradley questioned the ratio of disturbance to the wetland. Mr. Anderson stated that they are looking for a waiver. The impervious area will be +/- 18,000 square feet of roadway surface.

An alternatives analysis was looked at; however, the owner could not purchase the land to the south of the property. The Providence & Worcester Railroad does not want an expanded crossing at that location either. The east side of the property has land owned by the Commonwealth of MA and that was taken by eminent domain. Besides they do not want to do the crossing through the habitat area so they are left with the proposed crossing.

Sharon Meagher of 952 Providence Road (Map 14, Parcel 186) identified where her property is located on the aerial photo that Mr. Anderson displayed. She wanted more information on where the project will be in relation to her property. Ms. Meagher is concerned with the road close to the tracks and the noise from the traffic. Mr. Anderson stated that the road will be 15 feet lower than the tracks. Yes, there will be traffic, but it will be commercial and the hours of operation, traffic, lights, noise etc. will be addressed by the Planning Board, per Mr. Anderson.

The drainage review will be done by a peer consultant (JH Engineering). The Conservation Commission reviewed their resume and there is not much in the way of environmental experience. The discussion then centered on who could do the peer review that has heavy environmental experience and is acceptable to both the Conservation Commission and the applicant. They would also need to have experience with DEP and Army Corps. Of Engineers reviews.

Mr. Anderson stated that Tunison Dias (used in the past) may have a conflict of interest because Tunison does work for EcoTech who did the review on the project for the applicant. Also Dias has a conflict with another client of Heritage Design Group. Heritage Design Group does not want them to be used.

Mr. Anderson suggested that JH Engineering be used and the Conservation Commission could wait for the 401 Water Quality and Army Corps. Of Engineers reviews to be completed before the Conservation Commission issued the Order of Conditions. The Conservation Commission was not amendable to that idea and will require a peer review. They will discuss later who the possible candidates may be.

Motion made by Mr. Bradley and seconded by Mr. Freer. The Conservation Commission voted 4-0 to continue the Public Hearing to August 22, 2012 at 7:10PM.

## **Minutes**

### May 9, 2012

There was no quorum to approve these minutes.

### May 23, 2012

There was no quorum to approve these minutes.

### June 13, 2012

There was no quorum to approve these minutes.

**Old / New Business**1316 Hill Street – Discussion of Agricultural Restriction

The prospective buyers of the property have no further questions and will not be present tonight. No further action is needed.

(248-587) Church St. Maintenance Facility – Modification

Per Mr. Anderson of Heritage Design Group there are changes in grading and the drainage. The elevation will be lower and the drainage has been moved around as shown on the revised plans. Also, the building will be 500 square feet larger. He is asking for an amendment to the Order of Conditions. The added impervious area is addressed in the drainage review that is coming from JH Engineering. This will be continued to the next meeting so the Conservation Commission can review the reports from JH Engineering before making a decision on the amendment.

Hills at Whitinsville – Open Space Discussion

The neighbors are encroaching into the open space. A letter will be sent to the developer voicing the Conservation Commission's concerns and inform them that the issues must be corrected before the open space is turned over to the Town of Northbridge. If the issues are not corrected, it may impact the Conservation Commission's decision to accept the open space.

Reorganization of Conservation Commission

Upon motions duly made and seconded, the Conservation Commission voted to have John Brown as Chair, Andrew Chagnon as Vice Chair and Terry Bradley as Clerk.

Other

Mr. Anderson addressed the Conservation Commission regarding the *common driveway on Carpenter Road* shared between Matt Leonard and his brother. The area is well forested and the wetland and upland area is at the same grade. The delineation was done by EcoTech using soils testing. The trees greater than four inches in diameter will stay and the smaller trees will be removed by hand. The Conservation Commission needs to look at the replication area as there will be no soils from the crossing to do the replication area. The crossing area is very rocky. Excavation will cause more disturbance to the wetland. There is solid tree growth and Mr. Anderson is looking to just do additional plantings and will direct the roof drains towards the replication area for added water in the replication area. The Conservation Commission agreed, but suggested that the same species of plantings be used that is already present.

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

The Conservation Commission discussed who they have used in the past for *peer review* that has heavy environmental experience. The decided on BSC Group and will contact Mr. Anderson to see if that is acceptable to the client and to set up the contract.

Motion made by Mr. Freer and seconded by Ms. Anderson. The Conservation Commission voted 4-0 to *adjourn the meeting* at or about 9:05PM.

Conservation Commission  
Respectfully submitted,

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July 11, 2012

DATE APPROVED:

Barbara A. Kinney  
Conservation Administrative Assistant