



# **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

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NORTHBRIDGE TOWN CLERK  
BOBEEH A. DEORSEY

## **Meeting Minutes April 1, 2015**

Andrew Chagnon, Justin Arbuckle, Bill Dausey and Jeremy Deorsey were present. Joy Anderson and Gerry Ouillette were absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Arbuckle opened the meeting at 7:04PM.

### **Citizen's Forum**

#### Lot 29 Joseph Circle

Henry Lane, Lane & Hamer, explained that the dwelling will be located just outside the 100 foot buffer zone. The owner will file a Request for Determination of Applicability (RDA) as per the request of the Conservation Commission (NCC) for any work inside the buffer zone (lawn, etc.) However, they are looking for a sign off on the permit application now for the dwelling. The NCC discussed whether wetland markers would be needed and they are not needed at this time. The NCC signed the permit application.

#### **(248-621) 104 Alana Drive (Map 18, Parcel 119)**

Proposed 28 foot by 30 foot addition to the rear of the existing dwelling. Original dwelling plans dated December 14, 1992 show wetlands on property and abutting property, however, owner states there are no wetlands on property now. The applicant / owner is Nicole Kamishlian, 104 Alana Drive, Northbridge, MA 01534.

The DEP file number has been received and the NCC reviewed the notation that DEP has provided on the form.

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. 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 issue the Order of Conditions (OOC) with the special conditions that erosion controls are to be installed at the limit of disturbance, notify the NCC 48 hours before construction begins and after erosion controls are installed for an inspection, and any excess excavated soil generated by the project should be removed from the property.

**Old / New Business**(248-598) Lot 25 Rebecca Road – Request for Certificate of Compliance (COC)

Allison Novotney, the owner, stated that the markers are now at 30 inches high. Mr. Dausey visited the site before the meeting and concurs. It was noted that there is an additional 7<sup>th</sup> marker too. The NCC signed the COC. Ms. Novotney took the original COC for recording at the registry.

Douglas Road (adjacent to 279) – Review revised plans and correspondence

Rob Knapik was present representing the applicant. An OOC was issued on the previous submittal. The Planning Board is reviewing the modification to the site plan currently.

Mr. Knapik reviewed the revised plans with the NCC. Mr. Knapik briefly explained that the drainage pattern has not changed and the surface area has not changed in the jurisdictional areas. The slope was discussed and what has been approved.

Mr. Chagnon explained to Mr. Knapik that the NCC is in receipt of correspondence that states the project is not being constructed according to the approved plans. The NCC reviewed the correspondence received and the grading between two properties (Douglas Road Industrial and WGM Fabricators). Mr. Chagnon agrees about the survey point. The plan received with the correspondence may be an overlay with what was submitted.

Mr. Knapik stated that the slope change was approved under the WGM Fabricators submittal. The NCC stated WGM Fabricators never explained that work on the adjacent site was being modified. Mr. Chagnon further explained that the NCC cannot approve work on another property under the same Notice of Intent (NOI). The permits must be modified on each property and someone needs to submit that the work done is in compliance with what was approved, or if not, to come back to the NCC with the changes for approval.

There were questions that Mr. Knapik could not answer for the NCC. The engineer needs come before the NCC and explain whether or not the project is being constructed according to the approved plans and answer the questions that the NCC has. The NCC explained that all plans submitted shall be consistent across all departments. Mr. Knapik will have someone qualified come to the next meeting.

The NCC explained that if there are any changes, then a new NOI must be submitted or a request for an amendment to the existing OOC must be received.

Mr. Arbuckle then allowed the residents in the audience to speak, but asked them to keep their comments / concerns brief because there is no formal submittal with the NCC at this time.

Bill Cundiff, 68 Windsor Ridge Drive, stated that he is a professional engineer and wanted to point out the references in his correspondence that there are two issues that need to be addressed. He is also here representing the Citizens for the Preservation of Northbridge (CPN). The first issue is the enforcement of the existing permit. It is his opinion that they have exceeded what has been permitted. He encourages the NCC to do a site walk. Mr. Cundiff thinks this warrants enforcement action and the NCC also consider issuing fines. The other issue is the proposed plans because the approved

plans are too ambiguous with regards to the storage area. The revised plans now show a loading area, snow storage and a recycling building with daily activity in the riverfront area.

The NCC acknowledged that the letters have been recognized. The NCC will wait until the explanation comes from the engineer before considering issuing enforcement action(s) and / or fines.

### **Enforcement Actions**

None

### **Minutes**

February 25, 2015

There was no quorum to approve these minutes.

### **Executive Session**

None

### **Other**

#### Foppema's Farm

Ken Foppema explained where the new building will be for crops, storage, etc. The NCC reviewed the plans. The man-made pond is about 210 feet away. Mr. Chagnon will go take a look at this sometime when he is in the area. The NCC agrees that they are all set and no further action is needed at this time.

#### Presidential Farms Phase V

The NCC reviewed the Construction Sequencing and Erosion Control Plan for Phase V of Presidential Farms at their meeting on April 1, 2015. The NCC agreed that any work to be done specifically in their jurisdictional areas and requires an outside consultant review, that it should be done by BSC Group who provided the initial review of the subdivision for the NCC. The NCC is agreeable to have JH Engineering provide the general oversight of their jurisdictional areas.

#### Blackstone Canal Slope Failure

The NCC discussed the slope failure and the emergency work to be done. They reviewed the process for emergency certification and how the NOI can be submitted after the fact.

#### April 8, 2015 Meeting

Motion made and seconded. The NCC voted 4-0 to cancel their meeting on April 8, 2015.

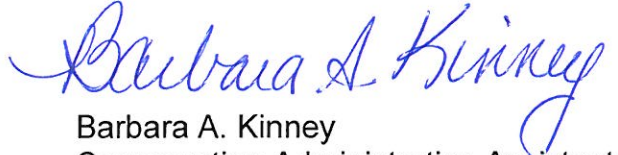
The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Motion made by Mr. Chagnon and seconded by Mr. Deorsey. The NCC voted 4-0 to adjourn the meeting on or about 8:45PM.

**Executive Session**

Nothing for executive session at this meeting.

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:

