



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
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Meeting Minutes August 28, 2013

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

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

Citizen's Forum

None

120 Hill Street

Forest Cutting Plan Presentation

Several inquiries have been received by the Conservation Office with concerns regarding the drainage issues that exist on Spring Street.

Christian Kruger was present and stated that he will cross the stream with a bridge or by poles. He will also corduroy or seed the wetlands as needed. Mr. Chagnon asked when the cutting would take place. Mr. Kruger explained that he could start as early as next week or within several months as conditions dictate. He will remove 85,000 feet / 65 cord over two to three weeks. This is a regeneration harvest. This harvest will actually help the drainage issues in the area, per Mr. Kruger. He reminded the Conservation Commission (NCC) that this is for informational purposes only because this is permitted through the State. Mr. Kruger met with the State Forester last week and is good to go.

(248-601) 323 Hill Street (Map 7, Parcel 450)

Proposed 20 foot x 10 foot mud room with a 28 foot x 28 foot attached garage that was previously approved but never built. The applicant for this project is True Remodeling, Inc. and the owner is Jodi DiMarco at 323 Hill Street, Whitinsville, MA 01588.

The Department of Environmental Protection (DEP) file number was needed before closing Public Hearing and it has been received since the last meeting.

Motion made by Mr. Dausey and seconded by Mr. Arbuckle. The NCC voted 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC vote 4-0 to approve the plan entitled %Conservation Plan in Northbridge, MA for Guaranteed Builders, Inc.+ dated May 12, 1999 with a final revision date of June 10, 1999 for 323 Hill Street.

(04-RDA-2013) St. Camillus Adult Day Health Program at Linwood Mill, 670 Linwood Avenue (Map 5, Parcel 47)

Proposed construction of a patio using paving stones along the back side of the renovated mill building in an area that was previously lawn area. The applicant is St. Camillus Institute, Inc. represented by Heritage Design Group, 1 Main St., Whitinsville, MA 01588.

Paul McManus of EcoTech, Eric Bazzett of Heritage Design Group and Gary Moyer were present. Mr. McManus explained that they wish to install a patio at grade where there is lawn now. The runoff will go to the existing basin. There will be minimal earthwork and they are asking for approval with erosion controls. This is consistent with the informal discussion with the NCC from several months ago. Mr. McManus stated that it is a historic mill so the Rivers Protection Act (RPA) does not apply. The rock wall will be the limit of disturbance.

Mr. Chagnon's concerns lie with whether the project complies with the RPA and the regulations regarding restoration. Also, the exemption for a historic mill complex needs to be verified and it was not discussed at the last meeting. Ms. Kinney pulled the original files for the mill project and the NCC reviewed the original filing. It was determined that the original filing was under the Historic Mill Adaptive Reuse Overlay District so therefore, the project is exempt from the RPA.

Motion made by Mr. Arbuckle and seconded by Mr. Dausey. The NCC voted 4-0 to issue a negative determination for the plans entitled %St. Camillus Adult Day Health Program Facility at Linwood Mill, 670 Linwood Avenue+dated August 28, 2013 with the condition that erosion controls be placed around the river, work space and stock pile(s). Use of a silt fence is fine.

(248-602) 607-609 Church Street (Map 15, Parcel 65)

Proposed re-construction of a two-family residence that was destroyed by fire on basically the same footprint within the buffer zone of a Bordering Vegetated Wetland. The applicant is Chong Hee Kim, Dyer Development, Inc. represented by Hawk Consulting, Inc., 950 Hill Street, Whitinsville, MA 01588.

Tim Callahan, Hawk Consulting, explained that the existing dwelling burned and needs to be torn down. They would like to replace it with a slightly smaller footprint. It was a two story dwelling and a brook runs behind the dwelling. There will be no additional disturbance to the property because the driveway, lawn, trees, etc. already exist. There will be no grading and the stone wall will remain.

Elaine Dias of One Highland Street wanted to know what kind of dwelling the new one would be. It will be a two story townhouse (duplex), per Mr. Callahan.

Tom Brenn of 21 Highland Street is concerned about the brook. There will be no disturbance to the brook and erosion controls will be in place.

Patrick Taylor of 608 Church Street asked about the timeframe to start / complete the project. Per Mr. Callahan, they will start demolition / construction as soon as all the permitting is obtained.

Bill Greene of 603 Church Street wanted to know who the contractor would be. Steve Glover was present and explained that he will be the contractor and will be around the site during construction. He also handed out a business card to Mr. Greene.

Motion made by Mr. Arbuckle and seconded by Mr. Chagnon. 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 approved the plans entitled %Blot Plan Showing Proposed 26qx 44qRebuilt Residence 607-609 Church Street+dated August 3, 2013.

(248-603) 16 Prescott Road (Map 1, Parcel 89)

Proposed construction of a three car detached garage with work activities within the 100 foot buffer zone of a Bordering Vegetated Wetland and within the outer 200 feet of a Riverfront area. The applicant is Jason Shumate represented by Civil Site Engineering, LLC, 128 West Hartford Avenue, Uxbridge, MA 01569.

Mike Yerka of Civil Site Engineering stated that it is 1.97 acres with an existing house. The owners wish to construct a 40 foot by 28 foot three car detached garage with a paved driveway. The proposed entrance is fairly close to the intersection. They will be cutting two maple trees 23 to 24 inches diameter breast height (DBH) and will try to save a third tree. There will be minimal grading with a slab foundation. The pond is man-made from the 1950\$. There is a stone wall along Prescott Road with a small opening where the driveway would be. The erosion controls will be nine inch continuous sock.

Mr. Arbuckle asked for clarification of the work which would be in the outer 100 feet of the riparian zone, but still within the Riverfront area of the stream.

Mr. Chagnon has mixed feelings about this. There is not much disturbance, but it is a large lot so the project could possibly be put in another place. Mr. Yerka explained that there is a guard rail along the Main Street side with a steep slope from the road down to the property. Jason Shumate, owner, said that there are large arborvitae near the corner of Main and Prescott Streets that will block the site view if the garage is moved to the area near that corner of the lot. That is why the garage is proposed where it is.

Mr. Arbuckle is concerned with whether the nine inch sock can handle the runoff during a large storm at the rear lot line. Mr. Yerka suggested using a 12 inch sock along the rear property line. Mr. Yerka explained that there will be a slight cut on one end of the garage and a slight fill on the other end by a couple of feet. A small section will be graded at the property line of the driveway with a berm so the water runoff from Prescott Road will not flow onto the property.

A site walk has been scheduled for Wednesday, September 4, 2013 at 6:30PM.

Motion made by Mr. Chagnon and seconded by Mr. Arbuckle. The NCC voted 4-0 to continue the Public Hearing to September 11, 2013 at 7:05PM.

Minutes

June 26, 2013

No quorum to approve these minutes.

August 1, 2013

Motion made by Mr. Chagnon and seconded by Mr. Arbuckle. The NCC voted 4-0 to approve the August 1, 2013 minutes as written.

Old / New Business

(248-559) 260 Quaker Street . Reissue Order of Conditions

Eric Bazzett of Heritage Design Group explained that this property is located near Wolfe Hill Road and the Upton State Forest. It is 2.75 acres with 30,000 square feet of upland. All work will be within the buffer zone except for the leach field which will be outside the buffer zone. This project has been previously approved but the Order of Conditions (OOC) was not recorded. Ms. Kinney confirmed with Joe Bellino at DEP that another OOC could be signed but with the original dates used. The NCC agreed to sign a new OOC using the original dates.

Vegetation Management Plan . Need / Support

Rob Van Meter was not present. The NCC reviewed the document but has questions / concerns. Mr. Chagnon has no concerns with the cutting, but needs more information on who will determine what is a swale or a wetland, where the management plan(s) will take place and who will determine what the sensitive areas are, how they will be handled and at what time of year they will be managed. Mr. Chagnon recommends in the spirit of ~~playing~~ nice+that the management plan could be approved but would really like Mr. Van Meter to attend a meeting first to discuss the concerns.

Motion made by Mr. Chagnon and seconded by Mr. Dausey. The NCC voted 4-0 to have Mr. Van Meter attend a meeting to discuss the questions / concerns before a determination is made.

1316 Hill Street . Agricultural Restriction

The NCC reviewed the agricultural restriction in general and specifically to this property. The NCC agreed that the inquiry regarding the roaming of sheep on the property needs to be addressed by the Board of Health. The NCC has all the permits that they need.

Enforcement Actions

None

Other

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

Motion made by Mr. Chagnon seconded by Mr. Dausey. Upon roll call vote the NCC voted 4-0 to adjourn the public meeting at or about 8:51PM and move to Executive Session to discuss potential legal action under MGL Chapter 30A, Section 21, #3 Litigation (Howard Fease vs. Town of Northbridge) and will not return to open session.

Respectfully submitted,

DATE APPROVED:

Barbara A. Kinney
Conservation Administrative Assistant