



TOWN OF NORTHBRIDGE

CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
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Meeting Minutes January 20, 2010

Wyatt Mills, Gina Calitri, Andrew Chagnon, Terry Bradley and Bill Freer were present. Roger Jewell and Cheryl Peckham were absent. Barbara Kinney, Administrative Assistant, was also present.

Mr. Mills opened the meeting at 7:02PM.

Citizen's Forum

There was no one present for Citizen's Forum.

(11-RDA -2009) Route 146 (Map 1)

Proposed resurfacing of Route 146 in several towns including Northbridge and it occurs within the buffer zone of a stream and associated Bordering Vegetated Wetland. The applicant for this project is MA Department of Transportation.

Bill Clougherty from MA DOT District 3 – Worcester - gave a summary of the resurfacing project of Route 146. There is only a small section of the project in Northbridge including the Purgatory Road ramps and the Main Street exit. The project will be for a total of 10 miles from Sutton to Uxbridge. Erosion controls will be placed for about 200 feet of wetlands. The clearing and grubbing will be mostly in Sutton and Uxbridge. There will be milling and resurfacing of the road.

Mr. Chagnon wanted to know more about the milling, tack coating and any changes in grade of the road. Mr. Clougherty answered that they will be milling straight to a truck, a tack coat will be applied before the final coat and the only changes in grade would be to raise the drainage grates if needed. Mr. Chagnon is concerned with the tack coat entering the catch basins. The Conservation Commission discussed the possibilities for covering the drain inlets to prevent the tack coat from entering them.

Mr. Bradley wanted to know about the funds for this project. Mr. Clougherty stated that this is stimulus money and the project will be done in the Spring.

Mr. Mills asked who the primary contact on the project would be. Ms. Kinney will need to contact Mr. Clougherty to get the primary contact information just before work begins.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to issue a negative determination with the condition that the catch basins be covered before the tack coat is applied.

The Conservation members signed the negative determination.

(248-571) Lot 31, Fir Hill Lane (Hemlock Estates) (Map 19, Parcel 385)

Proposed construction of a single-family dwelling with associated grading and utilities. The applicant is J & F Marinella represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Motion made by Mr. Chagnon and seconded by Ms. Calitri. The Conservation Commission voted 5-0 to continue the Public Hearing per the request of the applicant to March 10, 2010 at 7:05PM.

(248-572) Lot 2 Benson Road (Map 23, Parcel 139)

Proposed construction of a single-family dwelling, driveway, sewer and storm drain system, water line extension, underground electric, cable and telephone, earth cuts and fills. The applicant is Judith Brooks represented by Northwest Engineering Services, LLC, 184 Indian Trail, Glocester, RI 02814.

Judith Brooks, the owner, and Bill Drexel of Northwest Engineering were present. Mr. Drexel explained that the plans have been modified by adding some dimensions for the edge of the driveway and the dwelling details such as the steps, entry and chimney have been added. The Planning Board has approved the Special Permit for the driveway to be closer than 10 feet to the property line. Mr. Bradley wanted to know what the closest distance is from the dwelling to the Bordering Vegetated Wetland (BVW). Mr. Drexel stated that the dwelling is about 15 to 17 feet from the BVW at the closest point.

Mr. Mills suggested that instead of the replication area being installed that the dwelling be moved so that it is further away from the wetland. Mr. Drexel stated that the sewer line with the easement to the abutter is along the back of the property; however, it is something he can look into. This would need to be approved by the Zoning Board of Appeals (ZBA) and the Conservation Commission will provide correspondence to the ZBA regarding this request.

Per Mr. Drexel, the lot was created in the mid-80's so it does not fall under the 70% upland restriction of the Building Department.

Natural Heritage has been notified and Mr. Drexel stated that a determination has been received. The Conservation Commission does not have that determination and requested that a copy of the determination be provided to them.

Motion made by Mr. Bradley and seconded by Ms. Calitri. The Conservation Commission voted 5-0 to continue the Public Hearing to February 24, 2010 at 7:05PM.

(13-RDA-2009) Burdon Pond Dam (Map 8, Lot 10)

Proposed construction of a four foot wide walkway transversing the water control gate of Burdon Pond. Each end of the walkway will be supported by concrete footings and the exposed portions will be encased in stone to be architecturally consistent with the stone work there. The applicant is Burdon Pond Realty Trust, 248 Purgatory Road, Whitinsville, MA 01588.

Rob Knapik, Attorney, and Mr. and Mrs. Fease, the owners, were present. Mr. Knapik gave a summary of the walkway that they propose to construct over the Burdon Pond dam. The walkway will be over the spillway for monitoring and access to it. No part of the structure will be in the water and the footings will be sonotubes about 10 to 12 feet at the top of the bank. All work will be done by hand.

The Conservation members will visit the site individually.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 5-0 to continue the Public Meeting to March 10, 2010 at 7:15PM.

(12-RDA-2009) Demolition of Three Buildings at Meadow Pond (Map 1, Parcel 1 & Map 2, Parcel 42)

Proposed demolition of three buildings on property adjacent to Meadow Pond which is owned by the Whitinsville Water Company (WWC). The land will be returned to its natural state and is located at 553 Main Street, 61 and 71 Meadow Pond Road. The applicant is the WWC, 44 Lake Street, PO Box 188, Whitinsville, MA 01588.

Randy Swigor from the Whitinsville Water Company explained that there are a total of six buildings to be demolished. However, three of them are vacant and he would like to demolish them now. Two of the buildings have crawl spaces and the crawl spaces would be filled in back to grade and allowed to return to their natural state.

Since the demolition of the buildings will begin as soon as possible, Mr. Chagnon requested that any ground disturbance be loamed and seeded at the end of the demolition for stabilization purposes. Mr. Bradley requested that a condition be added that the two buildings to be demolished located on the water be stabilized over the winter with some type of spray on mulch.

Motion made by Mr. Bradley and seconded by Mr. Chagnon. The Conservation Commission voted 5-0 to issue a negative determination for the demolition of three buildings on Meadow Pond with the condition that any disturbed soil be stabilized and a spray on mulch be used for the two sites closest to the water.

The Conservation Commission signed the demolition permit application.

(14-RDA-2009) 22 Whitin Avenue (Map 4, Parcel 31)

Proposed construction of a seven-unit residential townhouse, associated grading and utilities in a previously disturbed area. The applicant is Alternatives Unlimited represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mark Anderson of Heritage Design Group explained that the property was Bannings Flower Shop and Alternatives Unlimited currently owns the property. Alternatives Unlimited also owns several adjacent parcels. The project will be 50 feet off the pond. Erosion controls will be at the limit of work along the pond. Some of the building, lawn and gardens will be in the 100 foot buffer zone.

They are proposing to construct a seven unit residential townhouse. Six units will be for the clients and one unit for the supervisor to live in. This is a residential and educational site. The

things grown in the gardens will be sold at the farmers' market across the street at the Alternatives Unlimited facility.

Per Mr. Anderson the project falls under the Dover Amendment in an Industrial Zone. Under this Amendment, all dimensional requirements have been met so they need not go through zoning however, it must go through site plan review with the Planning Board.

The project does not meet the parking requirement. There are seven spaces instead of ten, however, there is access to their other parking lot and the residents don't usually drive.

The site will be designed to recycle the runoff from the site to a large tank and then used for irrigation of the gardens.

Mr. Bradley wanted to know what the total amount of impervious area will be. Mr. Anderson did not have the exact amount, but after construction it will be less than what is there now. The parking area will be constructed with pervious pavers.

Mr. Bradley asked who owned the property with the pond and Mr. Anderson stated that it was actually two properties (split lot line) and the owners are WRT Management and the Castle Hill Farm Trust.

Since several large trees will remain along the property line, Mr. Mills wanted to know more about the excavation and how much root damage there will be. Mr. Anderson stated that the excavation will be shallow (only about a foot deep) so there will be no root damage.

Mr. Chagnon wanted to know more about the drainage calculations. Mr. Anderson stated that no drainage calculations have been submitted, however, they have been prepared. The Conservation Commission requested a copy of the drainage calculations be submitted to them.

Mr. Mills wanted to know more about the existing paved driveway. Per Mr. Anderson the driveway, known as Banning Road, will be repaved and several adjacent lots have a right-of-way to use the driveway as well.

Motion made by Mr. Bradley and seconded by Ms. Calitri. The Conservation Commission voted 5-0 to issue a negative determination for 22 Whitin Avenue.

Minutes

October 14, 2009

There was no quorum to vote on these minutes.

November 18, 2009

There was no quorum to vote on these minutes.

December 9, 2009

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0-1 (Mr. Bradley abstained) to accept the minutes of December 9, 2009 as written.

Old / New Business

(248-539) 275 Moon Hill Road (Moon Hill Heights) – Request for Extension to the Order of Resource Area Delineation (ORAD)

The owner, Melody Nydam, was present and requested an extension of three years due to the economy.

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 5-0 to grant the three year extension of the ORAD to January 10, 2013.

Annual Report – Review

Since this meeting was postponed due to a lack of quorum and the deadline for the annual report document was due, Mr. Mills reviewed the document prior to the meeting and Ms. Kinney provided a copy of what was submitted to the rest of the Conservation members.

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

Motion made by Mr. Bradley and seconded by Mr. Chagnon. The Conservation Commission voted 5-0 to *adjourn* the Conservation Commission meeting at 8:32PM.

Respectfully submitted,

Barbara A. Kinney
Conservation Administrative Assistant