



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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NORTHBRIDGE TOWN CLERK
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Meeting Minutes June 14, 2017

Barbara McNamee, Joy Anderson, Rich Chiras, and Gerry Ouillette were present. Cindy Campbell arrived late at 7:01PM. Barbara McNamee left early at about 8:15PM. Justin Arbuckle was absent. Barbara Kinney, Administrative Assistant was also present. David Pickart, Conservation Agent, was absent.

Ms. Anderson opened the meeting at 7:00PM.

Citizen's Forum None

Cindy Campbell arrived.

(248-647) Main Street & Water Street (Map 2, Parcels 36, 37 and 45)

Proposed construction of a car wash and gas station with a convenience store having a drive-thru food & beverage. Two buildings are proposed. The applicant is Main Street Commercial, LLC represented by Heritage Design Group (HDG), 1 Main St, Whitinsville, MA 01588.

Bill Renaud was present. The Conservation Commission (NCC) has received the revised plans and they have no further questions / concerns.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to waive the wildlife regulation.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to close the Public Hearing.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to accept the plans prepared by HDG with a revised date of May 12, 2017 with the special conditions of:

(1) The projects complies with performance standards pertaining to the work in the Bordering Land Subject to Flooding (BLSF) (310 CMR10.57 (4) (a) 1 and 2) is dependent on the configuration of Special Flood Hazard Areas (SFHA) depicted on a Letter of Map Revision (LOMR) pertaining to Case Number 16-01-2019P. This LOMR does not become legally effective until September 20, 2017. No activities which entail the placement of fill material on the property may occur until the LOMR becomes legally effective.

In the event that the SFHA boundaries depicted on the LOMR are changed before the effective date, the applicant shall modify the project (as necessary) in a manner that complies with the above-cited performance standards. Said modifications shall be reviewed and approved by the NCC prior to the placement of any fill material on the property.

(2) The applicant shall obtain authorization for and implement repairs to the subsurface drain line that extends from Arcade Pond to the Mumford River / Meadow Pond prior to October 15, 2017.

(3) Prior to redistributing any previously placed fill material on the property, the applicant shall provide the NCC with a statement from a Licensed Site Professional (LSP) indicating its suitability to reuse on the property. Any fill material removed from the property shall be transported and disposed of in accordance with the requirements of all applicable local, state and federal regulations including the Massachusetts Contingency Plan.

(248-648) Lot 31 Fir Hill Lane (Hemlock Estates) (Map 19, Parcel 385)

Proposed construction of a single-family dwelling, installation of utilities and associated site work. The applicant is J & F Marinella represented by Andrews Survey & Engineering (ASE), 104 Mendon Street, Uxbridge, MA 01569.

The Department of Environmental Protection (DEP) file number has been received. Travis Brown of ASE reviewed the changes on the revised plans that were received. These changes were according to Mr. Pickart's comments. Art Allen's (Eco Tec) letter was just for evaluating the replication areas and for no other updates for Hemlock Estates.

Motion made by Mr. Ouillette and seconded by Ms. Campbell. The NCC voted 5-0 to close the Public Hearing.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to accept the plans by ASE dated June 13, 2017 with the changes following Mr. Pickart's report and issue the Order of Conditions (OOC) for Lot 31 Hemlock Estates.

(248-616) (Lot 1) 375 Moon Hill Road (Map 29, Parcel 97)

Proposed landscaping up to the 35 foot no-disturb wetland buffer zone as well as planting of screening trees and bushes on the outside of the 35 foot no-disturb line. The existing 3 wetland markers will be relocated to the 35 foot no-disturb line as shown on the map. The applicant is Amanda Smith, 375 Moon Hill Road, Northbridge, MA 01534.

The legal requirements have been satisfied including the notification to abutters and the posting of the legal ad.

Amanda Smith (owner) discussed the work that is being proposed. The NCC reviewed the request and Mr. Pickart's report.

Motion made by Ms. McNamee and seconded by Mr. Ouillette. The NCC voted 5-0 to close the Public Hearing.

Motion made by Ms. McNamee and seconded by Mr. Ouillette. The NCC voted 5-0 to accept the amendment to the OOC as proposed.

(03-RDA-2017) 401 Roosevelt Drive (Lot 73 Presidential Farms) (Map 19, Parcel 312)

Proposed cleaning of backyard, removal of debris, etc. within the buffer zone of a wetland. Applicant is Tarik Absar, 401 Roosevelt Drive, Northbridge, MA 01534.

The legal requirements have been satisfied including the posting of the legal ad.

Tarik & Fatima Absar (owners) were present. Mr. Absar explained that they wish to extend the lawn area. The work was started and temporarily halted once the owner was made aware of the need of the NCC authorization. An existing stone wall is located between the proposed limit of work and the wetland resource areas. The proposed limit of lawn will be located just upslope of a line between the concrete bounds located on the lot and an abutting parcel. Areas altered beyond this limit will be restored.

Mr. Pickart suggests the following conditions: require the installation of erosion controls along the permanent line of proposed lawn; seed mix to restore areas downslope of permanent limit of lawn that should consist of native species; and the installation of an additional concrete bound along the permanent limit of expanded lawn.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to issue a positive #5 and a negative #3 on the Determination of Applicability (DOA) with the special conditions stated above.

Ms. Kinney will check with Mr. Pickart if the owners can start back to work before the DOA is signed at the next meeting.

Old / New Business

Ecological Resource Consultants – Vote to Engage

Motion made by Ms. McNamee and seconded by Mr. Ouillette. The NCC voted 5-0 to engage Ecological Resource Consultants (Mr. Pickart) on a consulting basis for four hours per week in addition to the 8 hours under contract with the Town of Upton.

(248-609) Leonardo Estates – Request an Extension to OOC

ASE submitted a request for an extension to the OOC. The NCC discussed the need and for how long to extend the OOC.

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 5-0 to extend the OOC for two years.

Enforcement Actions

None

Minutes

None to approve at this time.

Executive Session

None

Barbara McNamee left the meeting.

Other

Heritage Park Estates

Harrison McCaughey explained the issue of vines / plants choking out the stream at Heritage Park. He has spoken to the manager but they are not going to fix it. He is before the NCC tonight hoping that the NCC can convince the manager to fix the problem. Mr. Pickart will call the Heritage Park Manager and discuss the issue with him.

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

Motion made by Mr. Ouillette and seconded by Mr. Chiras. The NCC voted 4-0 to adjourn the meeting on or about 8:40PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



June 14, 2017

CONSERVATION MAIL LIST

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ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

Conservation Plan of Hemlock Estates Lot 31 Fir Hill Lane Revised 6/13/17