



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
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### Meeting Minutes February 20, 2019

Justine Carroll, Justin Arbuckle, Barbara McNamee, Joy Anderson, and Gerry Ouillette were present. Cindy Campbell was late. Rich Chiras was absent. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant, and David Pickart, Conservation Agent, were also present.

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

#### Citizen's Forum

None

*Ms. Campbell arrived at 7:03PM.*

#### **(248-660) Off Spring Street (Winston Woods) (Map 15A, Parcels 224-232)**

Proposed construction of a 9-lot residential subdivision located off Spring Street. The applicant is Brian Fitzgerald represented by Guerriere & Halnon, Inc. (G & H), 1029 Providence Road, Whitinsville, MA 01588.

The applicant/engineer has submitted a letter dated February 19, 2019 requesting a continuance of Winston Woods to April 17, 2019.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0-1 (Ms. Carroll abstained) to continue the Public Hearing to April 17, 2019 at 7:05PM.

#### **(248- ) West End Creamery, 481 Purgatory Road (Map 8, Parcels 8 & 9)**

Proposed construction of an overflow parking area and associated earthwork consisting of grass parking stalls for up to 75 vehicles with recycled asphalt drive aisles within the 100 foot wetland buffer zone. The applicant is Greg VandenAkker represented by Andrews Survey & Engineering, Inc. (ASE), 104 Mendon Street, Uxbridge, MA 01569.

The Department of Environmental Protection (DEP) file # has not been received yet. The legal requirements have been satisfied including notification to abutters and posting of the legal ad. Greg VandenAkker, owner, was present.

Steve O'Connell, ASE, explained that the project is for an overflow parking area at 481 Purgatory Road. Mr. O'Connell reviewed the existing conditions, buildings, etc. and then reviewed where they wish to place the overflow parking. There will be grassed parking stalls and the travel lane will be recycled asphalt. This area will be used only part of the year when it is needed to handle peak times. The area is sloped (+/- 10%) so some cuts will need to be done. The travel lane will be recycled asphalt as this area is a med flight

landing. Gravel or stone is not acceptable due to safety reasons. There will be no impacts to the well. The erosion controls are shown on the plan. There are two intermittent streams that come into the pond. There will be a small disturbance into the 50 foot buffer zone. The overall watershed shows that there will be no increase in runoff (clean water) even with the partial impervious area. Mr. O'Connell handed out several photos to the NCC. Mr. O'Connell stated that this project is on the Planning Board (PB) agenda for March 12, 2019. Mr. Pickart needs to see the site with less or no snow. He has noted several concerns in his report. Mr. Pickart personally agrees with ASE on treating the stormwater runoff but in practicality this site is different so needs clarification if this site needs to comply with stormwater management guidelines. This area will not be used in the winter so no plowing will be done and no snow storage is needed. Mr. Arbuckle wanted to know the definition of overflow, which is defined as not the primary parking, and ASE confirmed that it will be blocked/roped off when not needed.

Motion made by Mr. Ouillette and seconded by Ms. Campbell. The NCC voted 6-0 to continue the Public Hearing to March 6, 2019 at 7:05PM.

**(248- ) Moon Hill Estates, off Moon Hill Road (Map 29, Parcels 18, 19 & 20)**

Proposed construction of a 42 lot residential subdivision with a wetland crossing and replication, stormwater drainage and associated earthwork, landscaping and utilities. The applicant is Melody Nydam, Impact Real Estate and Development, LLC represented by ASE, 104 Mendon Street, Uxbridge, MA 01569.

Steve O'Connell, ASE, and Melody Nydam, developer, were present. The DEP File # has not been received yet. The legal requirements have been satisfied including notification to abutters and posting of the legal ad.

Mr. O'Connell explained that most of the property is in Northbridge with the owner having some of the property in Upton. This subdivision, however, is all in Northbridge. The drainage basins are on the East side of Moon Hill Road and there will be four (4) internal drainage basins for stormwater runoff with one primary resource area crossing needed. The resource area flows from west to east and eventually dumps into the West River. The crossing is proposed at the narrowest point of the resource area. There will be 690 sf of permanent alteration and 857 sf of replication done. There will be some retaining walls to limit the amount of fill needed. Mr. O'Connell then explained the history of the Order of Resource Area Delineation (ORAD) that was approved in 2005/2006 and it has since expired. Some forest cutting was done in 2014 on this property. The runoff will be piped under Moon Hill Road to basins on the other side of the road. There will be septic systems for the new lots as there is no town sewer in that area.

Mr. O'Connell then went on to discuss the Conservation Agent's report and his concerns. Mr. Pickart walked part of the site and the northern Bordering Vegetated Wetland (BVW) needs to be reviewed between the consultant and himself as there are some areas that Mr. Pickart is not clear on. There are also some other areas on the site that Mr. Pickart needs to review. This will need to be done once the snow clears. There are floodplains on the south area of the property and are referenced on the plans. Mr. Pickart is looking for clarification and Mr. O'Connell stated that he has the Army Corps of Engineers numbers that he will share with the NCC but they are not well known. The road crossing is traditionally a culvert but it will need to comply with the MA Stream Crossing Standards. The land slopes down toward the river.

Mr. Pickart explained that MA Audubon has an analysis model and this area is in the top 5. The current layout has no provisions for open space. Upton State forest is to the North and there is town owned land to the South. Providing some open space land on the property should be looked at and at the very least provide access to the Upton State forest. It is part of the NCC's purview to conserve open space.

Mr. O'Connell explained that it is not clear on the plans but there is an easement to have access to the state forest. Mr. O'Connell stated that it is a lot of work to get up the hill and the developer wants nice lots at the top. The open space could be done for the oversized lots.

Mr. Pickart further explained that the bigger picture needs to be looked at and connectivity to the town property should be looked at as well. The rating in the top 5 was discussed and the property itself is not high but it rates higher because of factors including the parcel sizes, ecological diversity, and the proximity to other open space parcels that eventually connect to West Hill Recreation. The NCC should have a formal site visit to walk the property and review at least key areas, but there needs to be no snow cover first.

Derek Bender, Moon Hill Road, said that between his house and the one to the south of him the stream flows. Mr. O'Connell stated that there will be no increase in water to the stream as the drainage basins will retain and slowly release the water into the ground. Mr. O'Connell stated that it will not exceed existing peak rates so no upgrades are needed to the pipe under the road. Mr. Bender stated that the road has flooded out in the past, but he has not seen it himself. His neighbors have seen it.

Christian Carmody, 319 Moon Hill Road, stated that the pipe was not clogged at the time he saw the overflow over the road.

Bill Taylor, Upton Open Space and Friends of Upton State forest, stated that he is happy to hear about the access to the Upton State forest. There is also town owned land that abuts Upton State forest. There are lots of opportunity here to connect open space. There are existing trails through forested parcels. He will provide the NCC with a letter and a map soon.

Guy Gotta, 433 Moon Hill Road, said that he has been there 33 years and generally he is very encouraged with what he's hearing as to paying attention to the topography, abutting lands, etc. The logging action that was done was reckless in his opinion. He is not happy with the logs, rock and equipment storage that is on this property.

Lori Landon, 452 Moon Hill Road, stated that over the last few years the road condition has deteriorated and become horrendous because of the runoff conditions and there is an ice slick from one end of the street to the other for about 20 feet. There are lots of issues up there. She feels that the cuts for the house lots, etc. because of the bedrock will probably create more problems.

Motion made by Mr. Arbuckle and seconded by Ms. Carroll. The NCC voted 6-0 to continue the Public Hearing to March 20, 2019 at 7:05PM.

**Old / New Business**

(248-647) Main Street Commercial – Request for Certificate of Compliance

This item was taken at the beginning of the meeting. The NCC has tabled this to the March 06, 2019 meeting. They are waiting for the recorded Order of Conditions for Main Street Planned Business Development before voting on this.

**Other**

There are several old revolver accounts (for peer review) that remain open. The NCC reviewed them.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 6-0 to close 16201710 (The Hills at Whitinsville) revolver account.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 6-0 to close 16211710 (Northbridge Estates) revolver account.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 6-0 to close 16221710 (Alternatives Unlimited) revolver account.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 6-0 to close 16161710 (Shining Rock) revolver account.

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

Motion made by Mr. Arbuckle and seconded by Ms. Carroll. The NCC voted 6-0 to adjourn the meeting about 8:25PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney  
Conservation Administrative Assistant



## CONSERVATION MAIL LIST

### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- 4 photographs regarding West End Creamery