



## **TOWN OF NORTHBRIDGE CONSERVATION COMMISSION**

**7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
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DOREEN A. CEDRONE

### **Meeting Minutes February 06, 2019**

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

Ms. McNamee opened the meeting at 7:02PM.

#### **Citizen's Forum**

None

**Main Street (Map 6, Parcel 30).** Gary Vecchione –Discussion on potential uses. Gary Vecchione, developer, and Time Hare, owner, were present. Mr. Vecchione explained where the location of the lot is. He is proposing a garden center with a shed selling trees, shrubs, herbs, perennials, firewood, etc. He would not be selling mulch or soils. Right now it is just a concept plan with potentially 40-50 parking spaces. The lot could hold 80 parking spaces. There will be no disturbance such as installation of water, sewer, excavating, footings, etc. There could possibly be two (2) food trucks, kayak rentals, ice skating, fishing, etc. in the future. Mr. Vecchione commented that hopefully it will not trigger too many permits. It is a commercial site that triggers site plan review by the Planning Board and he needs to address drainage. The approximate distance is 25 feet off the water's edge. Mr. Pickart stated that it sounds like ultimately if it is successful, it could be more permanent with structures, etc. There is some floodplain on the property and anything that would displace the flood plain would need to be addressed. The NCC would like to see the drainage somehow captured and be treated before it enters Arcade Pond. A rain garden is a good suggestion. Mr. Pickart suggested that Mr. Vecchione file a Request for Determination of Applicability. The property has town water, sewer and electricity there already. Mr. Vecchione stated he would file a Notice of Intent and not start with a RDA. The NCC seems to be amenable to this. No soil disturbance, unless he is asked to do so.

#### **(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., 1029 Providence Road, Whitinsville, MA 01588.

The applicant/engineer has requested a continuance.

Motion made by Ms. Campbell and seconded by Mr. Chiras. The NCC voted 4-0 to continue the Public Hearing to March 06, 2019 at 7:05PM.

**(248-661) Douglas Road (Map 3, Parcels 115, 116, 117 & 118)**

Proposed delineation of wetlands by MassDEP BVW Field Data Form on the property located on Douglas Road. The applicant is TJJ Development Corp. represented by Andrews Survey & Engineering, Inc., PO Box 312, 104 Mendon Street, Uxbridge, MA 01588.

Travis Brown, ASE, and J. Berkowitz, owner, were present.

Mr. Brown explained the changes made to the plan. Mr. Pickart is comfortable with the changes.

Motion made by Mr. Chiras and seconded by Ms. Anderson. The NCC voted 4-0 to close the Public Hearing.

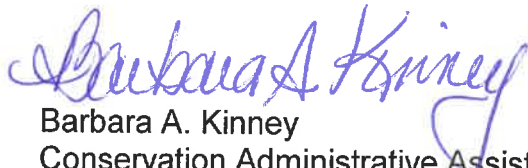
Motion made by Mr. Chiras and seconded by Ms. Campbell. The NCC voted 4-0 to accept the ANRAD and issue the ORAD.

**Other**

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

Motion made by Mr. Chiras and seconded by Ms. Anderson. The NCC voted 4-0 to adjourn the meeting about 8:03PM.

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:

*October 16, 2019*

February 06, 2019

## CONSERVATION MAIL LIST

[illegible]

### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING