



TOWN OF NORTHBRIDGE

CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588**
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20 FEB 20 PM 4:06

NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Meeting Minutes December 18, 2019

Justin Arbuckle, Justine Carroll, Barbara McNamee, and Cindy Campbell were present. Rich Chiras was late. Barbara Kinney, Conservation Commission (NCC) Administrative Assistant, and David Pickart, NCC Agent, were also present. There are two (2) open vacancies on the NCC.

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

Citizen's Forum

None

Rich Chiras arrived at 7:05PM.

(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 has requested another continuance.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 4-0-1 (Ms. Carroll abstained) to close the Public Hearing and not grant the continuance. The NCC is requesting that the applicant withdraw the application without prejudice or the NCC will deny the application.

(248-) Retail Marijuana Dispensary, 1096-1110 Main Street (Map 1, Parcels 114 & 115)

Proposed construction of a retail marijuana dispensary with parking, utilities, stormwater management & earthwork with a portion of the site within the riverfront area of Steamburg Brook. The applicant for this project is True Nature's Wellness represented by Allen Engineering & Associates, Inc. (AEA), 1 Charlesview Rd, Suite 2, Hopedale, MA 01747.

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

The applicant has requested a continuance. The Department of Environmental Protection (DEP) may require the applicant to do some onsite or offsite restoration, but the site is very limited.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to continue the Public Hearing to January 15, 2020 at 7:05PM.

(07-RDA-2019) Lasell Field, 171 Linwood Ave (Map 14, Parcel 1)

Proposed installation of a synthetic turf field, new athletic lighting, spectator bleachers, press box, shotput throwing circle & sector, retaining wall & Americans with Disabilities Act (ADA) accessible walkways. The applicant for this project is Town of Northbridge represented by Activitas, 70 Milton St, Dedham, MA 02026.

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

Jon Chaswich and Sean Coffey of Activitas explained that the track, bleachers, and lighting will be renovated/updated. The field will be widened and moved 10 feet closer to the cemetery. They will install synthetic turf instead of the grass that is there now. There will be berming in the back that can be used for informal seating which will keep the material onsite. The field will have vertical drains to drain lines that will flow to the back of the track to the south corner. A small portion of the west side is in the Riverfront area. There will be a minimal increase in disturbance of about 200 feet to the previously disturbed area. The shot put area may be moved to the northeast corner near the baseball fields.

The NCC reviewed the Agent's report. The new field will provide better infiltration than what is there now. The track is impervious but will not have typical suspended solids. Also, the track drains well away from the Mumford River. The Mumford River is nutrient impaired now and switching to artificial turf should lessen the nutrient load to the river which is experiencing aquatic plant infestations and algal blooms.

In 2014, the National Broadcasting Company (NBC) aired a program that over 100 studies were done regarding crumb rubber and cancer. There is no correlation between them. The Environmental Protection Agency (EPA) issued a Phase I report and it stated there are no adverse effects.

Synthetic fields have been around about 34 years. The field will be constructed by putting a layer of soil, then eight (8) inches of rock, then the pad, and then the artificial turf. Sand and crumb rubber will be the infill for the artificial turf.

The maintenance of the artificial turf is minimal. About once a month, raking will be done to de-compact the infill. The turf is outside so there is not much concern with Methicillin-resistant *Staphylococcus aureus* (MRSA) bacteria. The turf will last about eight (8) to twelve (12) years and the pad has a 25 year warranty.

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

Motion made by Mr. Arbuckle and seconded by Mr. Chiras. The NCC voted 5-0 to issue a negative determination #2 that it will not affect the resource area, negative determination #5, under 310 CMR 10.58 (6) (a) exemption and a positive #6 that it is subject to the local bylaw, but a Notice of Intent (NOI) is not needed.

Old / New Business**(248-673) McQuade's Lane Solar – Vote on Order of Conditions (OOC)**

Ethan Gyles of Nexamp discussed the required bounds with the NCC. He was looking for clarification. The bounds (approximately 10 total) will be along the North and East side of the buffer zone. They are not needed at the wetland crossings.

Motion made by Mr. Arbuckle and seconded by Ms. Campbell. The NCC voted 5-0 to approve the OOC with the changes as discussed.

Enforcement Actions

None

Minutes

None to approve at this meeting.

Executive Session

None

Other

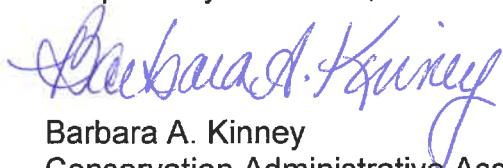
Lot 4 Sprague Street – The original Certificate of Compliance (COC) was never recorded.

Motion made by Mr. Chiras and seconded by Mr. Arbuckle. The NCC voted 5-0 to reissue the COC.

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

Motion made by Mr. Arbuckle and seconded by Mr. Chiras. The NCC voted 5-0 to adjourn the meeting about 8:15PM.

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:



December 18, 2019

CONSERVATION MAIL LIST

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WEEKLY REPORTS

- Report ending December 07, 2019
- Report ending December 14, 2019

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Lasell Field (Linwood Avenue) Agent Review dated 12/18/2019
- Agent Report dated 12/18/2019