



TOWN OF NORTHBRIDGE

CONSERVATION COMMISSION

**7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
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Meeting Minutes November 10, 2010

Wyatt Mills, Andrew Chagnon and Cheryl Peckham were present. Terry Bradley and Bill Freer were late. Barbara Kinney, Administrative Assistant was also present.

Mr. Mills opened the meeting at 7:06PM.

Citizen's Forum

No one was present for Citizen's Forum.

(248-575) Lot A-1 Carpenter Road (Map 10, Parcel 42)

Proposed construction of a single-family dwelling including a subsurface sewage disposal system with private well together with any associated grading within the buffer zone of a vegetated wetland. The applicant is C & S Realty Trust represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Paul Hutnak of Heritage Design Group stated that this will be a single-family dwelling with a septic system. Part of the grading for the dwelling and septic falls in the 100 foot buffer zone. The maximum limit of disturbance is 60 feet from the wetlands and the hay bales and silt fence will be placed around the outer edge. The grading slopes to the wetlands. There will be some fill from the roadway to the foundation in the front and there will be a walkout in the back. The Board of Health has already approved the septic system. Mr. Chagnon suggested putting wetland markers along the no disturb line of the property.

Bill Leonard of 1769 Providence Road owns the land abutting the proposed lot and he wanted to know how far from the road and how far from the property line this dwelling would be. It will be 41 feet from the road and 100 feet from the property line.

A resident asked how the wetland restriction works and if it is part of the deed. Mr. Mills explained that it is not part of the deed, but it is regulated under the state and town bylaws. Mr. Mills also stated that the approved subdivision (Carpenter Estates) has not changed.

Mr. Freer arrived at 7:21PM. Mr. Hutnak gave Mr. Freer a quick overview of the proposed project to bring him up to speed.

Motion made by Mr. Chagnon and seconded by Ms. Peckham. The Conservation Commission 4-0 to close the Public Hearing.

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 4-0 to accept the plans with the following condition(s): three wetland markers are to be placed at the closest point and each end of the wetlands as shown on plan; and 48 hours notice to be given prior to the beginning of construction for the Conservation Commission to inspect the erosion controls.

The Conservation Commission signed an Order of Conditions page. Ms. Kinney will draft the conditions and insert the signed page. Mr. Mills will review before release.

Mr. Bradley arrived at 7:30PM.

(248-573) The Camelot (Map 16, Parcel 28)

Proposed construction of a roadway, infrastructure and associated amenities for a 65 lot residential subdivision located off Hill Street and Hillcrest Road. The applicant is J & F Marinella Development Corporation represented by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588.

Mr. Chagnon recused himself.

Paul Hutnak of Heritage Design Group presented revised plans that meet the 35 foot no disturb zone for the detention basins. Originally, the way that the basins were designed, this was not attainable. However, he re-looked at the plan as a whole and some of the ponds were removed and the volume was made up in other ponds. The reduced number of ponds are now outside the 35 foot no disturb zone. The grades are achieved so the water is also properly treated, per Mr. Hutnak. The gabions were used to spread out the runoff so there will be no concentrated direct flow at the outlet to the wetland and he stated that this is overkill.

The Conservation Commission reviewed the draft special conditions with Mr. Hutnak. Garrett Tunison of Tunison Smith had two additional comments and these will be incorporated into the special conditions of attachment 4.

Motion made by Ms. Peckham and seconded by Mr. Bradley. The Conservation Commission voted 4-0-1 (Mr. Chagnon abstained) to close the Public Hearing.

Motion made by Mr. Bradley and seconded by Ms. Peckham. The Conservation Commission voted 4-0-1 (Mr. Chagnon abstained) to accept the plans of the

Camelot dated September 25, 2009 with a final revision date of November 8, 2010 with conditions.

Minutes

October 27, 2010

Motion made by Mr. Chagnon and seconded by Mr. Freer. The Conservation Commission voted 5-0 to approve the minutes of October 27, 2010 as written.

Old / New Business

(248-553) Presidential Farms Phases III and IV – Extension Permit

The Conservation Commission signed the extension permit for Presidential Farms Phases III and IV.

Other

Blackstone National Park – Received documents from Ginny Leslie of Blackstone National Park Now looking for support for the Blackstone National Park. The Conservation Commission signed the petition and instructed Ms. Kinney to draft a letter using their sample as a guide. After getting a signature from a Conservation member she will mail all to the Blackstone River Valley National Heritage Corridor in Woonsocket, RI (copy attached).

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

Motion made by Mr. Bradley and seconded by Mr. Freer. The Conservation Commission voted 5-0 to adjourn the meeting at 8:20PM.

Respectfully submitted,

Barbara A. Kinney
Conservation Administrative Assistant