



TOWN OF NORTHBRIDGE

CONSERVATION COMMISSION

7 MAIN STREET

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NORTHBRIDGE TOWN CLERK
LINDA E. ZYHLEN

Meeting Minutes July 20, 2022

Justin Arbuckle, Steve Gniadek, Rich Chiras and Barbara McNamee were present. Justine Carroll, Chloe Mawn and Cindee Cummiskey were absent. David Pickart, Conservation Commission (NCC) Agent and Barbara Kinney, NCC Administrative Assistant were present. Macey Poitras-Cote, summer intern, was present too.

B. McNamee opened the meeting at 7:12PM once a quorum was reached.

Citizen's Forum

None

(248-694) Douglas Road Contractor Condominiums (Map 3, Parcels 115 & 116)

Proposed construction of two (2) 6,250 square foot metal buildings with associated parking and utilities for the renting to contractors for storage and business operations at Douglas Road. The applicant is James Berkowitz, TJJ Development Corporation represented by CMG Environmental & Engineering, 67 Hall Road, Sturbridge, MA 01566.

The applicant has requested a continuance to allow them time to address Department of Environmental Protection (DEP) comments and verify elevations on the site, etc.

Motion made by J. Arbuckle and seconded by S. Gniadek. The NCC voted 4-0 to continue the Public Hearing to August 03, 2022 at 7:05PM.

(03-RDA-2022) 1983 Hill Street (Map 13, Parcel 35)

Proposed new septic system outside of the 50 foot buffer zone. The applicant is All Ideal Homes, LLC represented by Stoddard Engineering, 1863 Old Keene Road, Athol, MA 01331.

The legal requirements have been satisfied including publication of the legal ad. Chris Stoddard, Stoddard Engineering, explained that the existing dwelling has a well in the front and there is a pond with a culvert in the back. The erosion controls are shown on the plan. The new septic system is lower than the resource area. D. Pickart and M. Cote inspected the property and all appears to be in order. The new septic system will be mostly within currently maintained lawn. D. Pickart suggests issuing a negative determination #3 (no impact) and #6 (no town bylaw). The Board of Health has approved the waiver of the septic system being less than 100 feet from the well per the engineer.

Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 4-0 to issue a negative determination #3 and #6.

Old/New Business

(248-653) Syncarpha Northbridge I – Request for Certificate of Compliance (COC)

Devin Howe, Beals Associates, and Rusfid Haroon, Construction Manager, were present to answer any questions of the NCC. D. Howe explained that the COC was requested in February 2021 but some work was still needed to be done including work by National Grid. The items completed have been added to the as-built plans. The entrance has been paved. The swale erosion and roadway erosion have been addressed. Riprap stabilization has been done. D. Pickart attended the site visit earlier today and no new issues were noted and all deficiencies noted in an earlier inspection were adequately addressed. There are perpetual conditions noted in the Order of Conditions (OOC) that include the inspection and maintenance of the basins. The NCC can request the reports from these inspections if needed.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to issue the COC.

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to lift the enforcement order.

Future Meetings – Remote vs. In-person

The NCC discussed remote vs. in-person meetings. The state has extended the deadline for remote meetings to March 31, 2022. The NCC will meet in-person. A hybrid meeting can be used for if needed for a quorum and D. Pickart can set up a recurring ZOOM meeting with the same login and password. If COVID gets bad again, they will discuss returning to remote meetings. The NCC will discuss this more at the next meeting.

Other

D. Pickart mentioned that there will be a request for a COC on the next agenda for Woonsocket Glass. This OOC was issued quite a while ago and there will be no Professional Engineer (PE) statement with the Request for COC because the PE company no longer exists. The NCC is fine with waiving this requirement as long as our Agent has no concerns.

Hemlock Estates is starting to finish the outstanding items. Way back in the woods there is a basin that has not been constructed completely as designed. In order to complete the basin as designed, a new road would need to be installed and 20 foot trees would need to be cut. There have been no reports of flooding and the fore bay is oversized. There is also a steep slope leading to the basin that has been stabilized. The NCC should consider a waiver to accept the basin as currently constructed as part of the COC. The NCC present tonight is in agreement to waive the condition that this basin be completed as approved because the impact is too great and there are no concerns with the basin as it stands.

Progress is being made on the trail map, however, the mock-up has not been completed yet.

The ZAP clean-up event will be held at the end of August. They are looking for suggestions for areas to include from Northbridge. Per D. Pickart, the Mumford Riverwalk looks good and there is not much to clean up at Shining Rock. Maybe along Linwood Ave would be a good place. The sign at Shining Rock that was at the top is now at the bottom and will need to be fixed. The NCC will discuss this more at a future meeting. D. Pickart will report back to ZAP that we have no areas to clean up but some of the members are willing to help in other areas when the event time approaches.

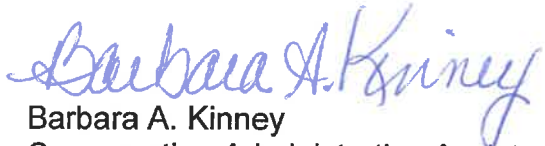
The NCC members present performed administrative tasks (signed Orders, etc.) that were needed.

Adjournment

Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 4-0 to adjourn the meeting about 7:56PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney
Conservation Administrative Assistant



July 20, 2022

CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Beals Associates	06/27/2022	Syncarpha 1 As-builts & Supplement Info. For COC Request
National Grid	07/01/2022	Maintenance Activities on Mendon Road
Conservation Agent	07/06/2022	Contractor Buildings Douglas Rd Comments to Planning
White Rapids, LLC	Rec'd 07/08/22	File FERC Application for Slater Hydroelectric Project

WEEKLY REPORTS

- June 12, 2022 to June 18, 2022
- June 19, 2022 to June 25, 2022
- June 26, 2022 to July 02, 2022
- July 03, 2022 to July 09, 2022
- July 11, 2022 to July 15, 2022

ADDITIONAL DOCUMENTS SUBMITTED AT MEETING