



## TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone: (508) 234-0817  
FAX: (508) 234-0814

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NORTHBRIDGE TOWN CLERK  
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### Meeting Minutes January 18, 2023

Justine Carroll, Rich Chiras, Steve Gniadek, Justin Arbuckle, and Barbara McNamee were present. Cindee Cummiskey and Chloe Mawn were absent. David Pickart, Conservation Commission (NCC) Agent and Barbara Kinney, NCC Administrative Assistant were present.

J. Carroll opened the meeting at 7:01PM.

#### Citizen's Forum

None

#### **(248-XXX) 172 Linwood Avenue (Map 5, Parcels 58 & 59)**

Proposed construction of a garage & driveway with associated grading and site work. The applicant is Timothy & Jane Labrie represented by H S & T Group, Inc., 75 Hammond Street, Worcester, MA 01610.

The applicant/engineer has requested a continuance.

*Motion made by R. Chiras and seconded by B. McNamee. The NCC voted 5-0 to continue the Public Hearing to February 01, 2023 per the applicant/engineer's request.*

#### **(248-702) Providence Road Lot 3 (1827) (Map 21, Parcel 269)**

Proposed construction of a single-family dwelling with driveway and septic area. The applicant is David Gemme represented by Tauper Land Survey, Inc. 710 Main Street, Oxford, MA 01537.

The legal requirements have been satisfied including publication of the legal ad. Jerry Savary and Eric Bader from Tauper Land Surveying and Dave Gemme the owner were present. J. Savary submitted a new plan and explained that this is for a 3-bedroom dwelling with a garage and will have a well and septic system. They did their best to limit the grading. The project is within the 100-foot buffer zone but outside the 50 foot no structure zone. The NCC permitted a duplex on the abutting property in the past. The resource area is separated from this project by the abutting duplex's driveway. There will be piping of the runoff under the driveway from west to east of the property. The work is not regulated under the Wetlands Protection Act (WPA) but requires issuance of a local Order of Conditions (OOC). An erosion control barrier consisting of staked straw wattles will be installed along the edge of work located closest to the isolated vegetated wetland.

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to close the Public Hearing.*

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to issue the OOC with the condition stated above regarding erosion controls.*

**(10-RDA-2022) 807 Highland Street (Map 21, Parcel 269)**

Proposed septic upgrade to replace an existing failed cesspool. The applicant is Linda Bonariggo represented by Hawk Consulting, Inc., 3 Lackey Dam Road, Douglas, MA 01516.

The legal requirements have been satisfied including publication of the legal ad. Tim Callahan of Hawk Consulting explained that this is to replace an existing cesspool with a new septic system. He submitted revised plans and work will take place in the buffer zone of a Bordering Vegetated Wetland (BVW) and is within an area of maintained lawn. The septic system will not meet the setback requirements of 50 feet from the wetlands but there does not appear to be any feasible locations that are located further from the BVW. The new system will provide greater protection of groundwater and surface water quality than the existing conditions. An erosion control barrier will be installed to protect the downslope areas during construction. The dwelling was built in 1963 so the project is exempt from the local bylaw.

*Motion made by R. Chiras and seconded by J. Arbuckle. The NCC voted 5-0 to issue a Negative #3 and Negative #6 determination with the condition that the Board of Health needs to approve the plan before work can proceed.*

**ANRAD – (248-701) 0 Erica Drive (Map 21, Parcel 251)**

Confirmation of wetland resources on the property including Bank and BVWs. The applicant is Sturbridge Warren, LLC represented by Goddard Consulting, LLC, 291 Main Street, Suite 8, Northborough, MA 01532.

The legal requirements have been satisfied including publication of the legal ad. Tom Schutz, Goddard Consulting, explained that the site is a large site of about 31 acres. The wetlands have been flagged and there is an internal stream within the wetlands. Approximately six (6) to seven (7) flags were revised in the field when T. Schutz and the Conservation Agent reviewed them in the field. The NCC received two (2) emails from residents with concerns about this filing. One (1) email was from Francine Lapierre dated January 01, 2023 and the other email is from Paul Deletetsky dated January 17, 2023. It was explained to all present that this submittal was for only to delineate the resource areas onsite. The NCC does not know what the owner will be proposing on the property at this time. If/when a submittal is received, the abutters will be notified of that submittal. The NCC will then review the impacts to wildlife, some of the drainage and other departments will address impacts such as drainage, traffic, etc.

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 5-0 to close the Public Hearing.*

*Motion made by J. Arbuckle and seconded by R. Chiras. The Conservation Commission voted 5-0 to issue the Order of Resources Area Delineation (ORAD) with the following conditions: Agent recommends that Flags U5 and U6 be deleted. The boundary of the upland island should extend from U4 to a new flag (NCC 6A) and then connect to UC7. Agent recommends deletion of Flag GC 204. The BVW boundary should extend from GC*

203 to a new flag (NCC 7A) and then connect to GC 205. Agent noted a swale-like feature (could be regulated as BVW and Bank) between GC 212 to GC 221 and GC 213 to GC 220. A flag (not shown on plan) labelled 212-1 was found in this area. An offsite swale that extends southward from GC 300-1 to new flags (labelled NCC 10A and NCC-9A) and then back to GC-300 was noted in the field. As this revision is offsite, the change could also be accomplished by breaking the boundary between GC 300-1 and GC 300. A flat lying area that was vegetated with hydrophytes and contained standing water/saturated soils was noted immediately east of the boundary marked by GC 309 through GC 312. This area should be further investigated by the wetland scientist and modified accordingly. In addition to the comments above, the Agent noted the following based on a review of the submittal and field observations. 1. On Sheet 4, a flag labelled GC 57 was found in the field, but it is not shown on the plan. 2. The MA Department of Environmental Protection (DEP) wetland data layer available on MassGIS depicts an additional stream on the site that was not present in the field. 3. A pool of standing water was noted in the BVW southwest of 27 Erica Drive. Depending on the proximity of future development, this area should be investigated during the spring to determine if it provides vernal pool habitat. The areas noted above should be inspected in the field and plans should be updated accordingly. A supplemental site visit may be needed to confirm these changes once they have been addressed.

**Old/New Business**

Castle Hill Farm Property – Discuss/vote designation of Metacomet Land Trust as ultimate holder of Conservation Restriction.

B. McNamee and S. Gniadek recused themselves from this discussion/vote.

*Motion made by J. Arbuckle and seconded by R. Chiras. The NCC voted 3-0-2 (B. McNamee and S. Gniadek abstained) to have Metacomet Land Trust hold the conservation restriction for the Castle Hill property(s).*

**Other**

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 5-0 to adjourn the meeting at about 7:43PM.*

Respectfully submitted,



Barbara A. Kinney  
Conservation Administrative Assistant

DATE APPROVED:



January 18, 2023

## CONSERVATION MAIL LIST

FROM	DATE	SUBJECT
Conservation Agent	01/18/2023	807 Highland Street Agent Review of RDA

### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- 807 Highland Street Subsurface Sewage Disposal System Design dated 11/11/2022
- 0 Erica Drive Revised ANRAD dated 01/04/2023
- 0 Erica Drive colored plan with legend