



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

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

Meeting Minutes March 28, 2012

Diane Schotanus, Andrew Chagnon, Cheryl Peckham, Bill Freer, Terry Bradley (late 7:16PM) and John Brown were present. Wyatt Mills was absent. Barbara Kinney, Administrative Assistant was also present.

Mr. Chagnon opened the meeting at 7:00PM.

Citizen's Forum

None

(01-RDA-2012) Douglas Road (Map 3, APO 121[Lots 61 & 62])

Proposed clearing and grubbing of the two lots in preparation of a future building project. The applicant is Douglas Road Industrial Realty represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

Paul Hutnak of Andrews Survey & Engineering was present.

Mr. Chagnon read the letter from Citizen's for the Preservation of Northbridge (CPN) dated March 19, 2012 into the minutes (see attached). Mr. Hutnak confirmed at the site visit that the clearing is outside of the jurisdictional areas. Mr. Chagnon explained what the jurisdictional areas for the Conservation Commission are and what the owners can do outside of those areas.

Bill Cundiff of 68 Windsor Ridge Drive stated that calculations / documents have not been submitted under the Abbreviated Notice of Resource Area Delineation (ANRAD) to solidify the jurisdictional area lines. Also the Riverfront line on the plans is shown as an approximate location.

Terry Bradley arrived at the meeting.

Mr. Chagnon then read the Email from Wyatt Mills dated March 25, 2012 (attached) stating his opinion on the matter. Mr. Mills knew he would not be at the meeting, but wanted the Conservation Commission to consider his opinion when deliberating on the Douglas Road submittals. This is in compliance with the open meeting law. Mr. Mills reference to Berkowitz was a slip of the tongue. He is talking about the two applications in front of the Conservation Commission submitted by Douglas Road Industrial Realty Trust. Mr. Chagnon then read the letter from CPN dated March 28, 2012 (attached) into the record. Mr. Chagnon then explained that Mr. Mills has been involved in the review of the project and wanted to submit his comments to be included in the review. Mr. Chagnon suggested that the applicant survey in the river line and the offset would be 200 feet from that line.

Mr. Hutnak stated that a typical scenario in the historic mill is not exempt, however, if it is exempt, then they do not need to show the 200 foot riverfront area. If not receive an exemption, then it would be more relevant to show the line. Mr. Hutnak then presented the Conservation Commission with a 2 page copy of the case law (was also submitted with the ANRAD) for them to review. Mr. Hutnak read parts of this case law (Section 18 and the judgment) into the record. He then explained his reasoning for requesting the exemption.

Mr. Cundiff agreed with the interpretation of the majority. He thinks the "top of bank" should be field located and the 200 foot riverfront line be shown on the plan. He would also like to see the calculations as well.

Mr. Chagnon stated that as long as the applicant is clearing outside of the jurisdictional areas they cannot stop them.

Mr. Hutnak is requesting a continuance to address the concerns presented tonight.

Mr. Chagnon said he is not sure of the wording "landward side of waterside façade" and thinks it is a good idea to continue the Public Meeting so that the wording can be addressed.

Motion made by Mr. Brown and seconded by Mr. Bradley. The Conservation Commission voted 6-0 to continue the Public Meeting to April 11, 2012 at 7:05PM.

(02-RDA-2012) One Main Street (Map 2, Parcel 10)

Proposed demolition of the power plant, smokestack and steel bridge. The applicant is Robert Gonynor, 2 Spring Terrace, Whitinsville, MA 01588.

Rob Gonynor was present and explained the plan is to demolish the smokestack, power plant and bridge because there are concerns with break-ins and safety issues. There is significant separation between the demolition areas and the river. Erosion controls will be along the fence line between the site and the river as well as around the drainage structures. The area is surrounded by pavement and the bottom the building is below grade of the river. The smokestack will be taken down so that the bricks fall inside and then the debris removed. The Conservation Commission explained that any other permits are beyond their jurisdiction and will need to be secured by the appropriate departments.

Motion made by Mr. Freer and seconded by Mr. Brown. The Conservation Commission voted 6-0 to issue a negative determination (Ms. Peckham amended to include the erosion control conditions listed above and to give the Conservation Commission 48 hours notice once erosion controls are in place to inspect them before demolition begins).

(248-585) 11 Fletcher Street (Map 5, Parcel(s) 78 & 79)

Proposed construction of a new DPW facility & associated site improvements including demolition of existing buildings. The applicant is Northbridge DPW represented by Pare Corporation, 8 Blackstone Valley Place, Lincoln, RI 02865.

Mr. Chagnon recused himself. Ms. Peckham will Chair this project tonight.

Scott Lindgren of Pare Corporation gave an overview of the project. It is a redevelopment of the existing site. This will clean up the site, put all equipment indoors, update the buildings and provide stormwater management where none exists now. This site is in the heritage district and within the floodplain overlay. Mr. Lindgren stated that they feel the project is exempt from the Rivers Protect Act (RPA) since it was used by the Whitin Mill before 1946. It was given to the Town of Northbridge in 1941 with the final parcel deeded to the Town in the 1960's. However, the proposed plan does comply with the provisions of the RPA under redevelopment. The building will be $\pm 19,200$ square feet housing the administration, maintenance, wash bays and vehicle storage. The salt shed will be relocated away from the river. Green space will be created along the river and work as compensatory storage and work with flood storage. The new building will be out of the floodplain. Also there will be a three-sided building with a roof to house pipes and materials that are outside in the elements now. The entrance to the site will be changed slightly when MA DOT does the bridge replacement on Douglas Street. There are limitations due to groundwater, but they will meet 67% Total Suspended Solids (TSS) removal. There are existing utilities there now. The septic system will be removed and they will tie into the public septic system. Pare Corporation will be presenting the project to the Planning Board next week (April 3, 2012).

Mr. Freer looks at it as a win because it is a definite improvement to the site.

Mr. Shuris stated that MA DOT just received bids on the bridge work and they should start in approximately 6 months. It will be a two year project.

Mr. Shuris went on to say that the DPW project will be on the Fall Annual Town Meeting for the money for the final bid. They are looking at starting construction in the Spring / Summer of 2013.

Tom Pilibosion, Chair of the Building, Planning & Construction Committee (BPCC), stated that the storage of the oil tanks, etc. will be recessed and double walled for containment inside the building. There is nothing there now and pose serious containment issues. There will be an oil / water separator in the new building and there is none now.

Mr. Shuris encouraged the Conservation Commission to visit the site for a tour.

Mr. Bradley agrees that this is an improvement and wanted more information on the erosion controls along the river and the drainage. Mr. Lindgren stated that there will be erosion controls along the river and spotted drainage areas for temporary diversions of drainage areas. He then provided the thought process on the erosion control measures.

Mr. Lindgren said there have been some discussions on an alternative analysis and they found this to be the best location.

Bob Laflamme of 125 Hastings Drive wanted to know if centralized fueling onsite has been considered to buy fuel in bulk. Mr. Hammer from HKT Associates stated that this may be addressed at a later date in a better place. Mr. Shuris stated that the cost of gas goes out to bid every year and they are paying well below retail with their current contract and there is no risk involved to manage the fuel onsite.

They are following the process to get other committees on board first. Mr. Shuris is requesting that the Conservation Commission do a site visit and also invites the public to visit the DPW for a tour. He just asks that you call ahead and make an appointment. He is also requesting a continuance to the next meeting with a site visit by the Conservation Commission before that.

A site visit has been scheduled for Wednesday, April 4, 2012 at 5:00PM.

The Conservation Commission discussed the request from the Planning Board to use the same company for the peer review and they are fine with using JH Engineering. Ms. Kinney will pass this agreement along to the Planning Board.

Motion made by Mr. Brown and seconded by Mr. Freer. The Conservation Commission voted 5-0-1 (Mr. Chagnon abstained) to continue the Public Hearing to April 11, 2012 at 7:30PM.

(248-584) Douglas Road (Map 3, A.P.O. Parcel 121)

Proposed delineation of wetlands using 50% or more wetland indicator plants, saturated / inundated conditions and hydric soil indicators. The applicant is Douglas Road Industrial Realty Trust represented by Andrews Survey & Engineering, Inc., PO Box 312, Uxbridge, MA 01569.

Paul Hutnak of Andrews Surveying stated that there is a freshwater wetland in the back of the property. Nothing has changed since the site walk. The data forms and field reports are needed for review.

Bill Cundiff of 68 Windsor Ridge Drive commented that he would also like to see the field reports and data forms.

Mr. Chagnon asked if the wetland line was delineated when the Castle Hill subdivision was done. Mr. Hutnak would say yes. Mr. Chagnon then stated that there were significant impacts to the wetlands during construction of the Castle Hill subdivision. Mr. Hutnak stated that it was on the Berkowitz Trucking property next door that had the impacts.

With regards to the riverfront area, Mr. Hutnak understands the request, but needs to check with his client on where to go with the request to delineate the 200 foot riverfront line. Mr. Hutnak then asked if the riverfront needs to be included in the Abbreviated Notice of Resource Area Delineation (ANRAD). The choices are either to flag the river bank or remove the resource area from the ANRAD and only look for approval of the wetland area at the back of the property. Mr. Chagnon answered that the riverfront area should be flagged. The benefits are that it will address the concerns on what can be done in the potential riverfront area and if the Conservation Commission does find that they are not exempt, then the line will be already delineated on the plan and it will already be approved to move forward. The applicant could request the Conservation Commission to rule only on the wetland, but Mr. Chagnon recommends against it. A continuance is requested to receive the information needed to make a determination. Mr. Hutnak indicated that the wetland flags are located in the field at the back of the property.

Motion made by Ms. Peckham and seconded by Mr. Brown. The Conservation Commission voted 6-0 to continue the Public Hearing to April 11, 2012 at 7:10PM.

(248-586) Whitin Wellfield, 108 Carr Street (Map 6, Parcel 14)

Proposed construction of a 1.44 million gallon per day (mgd) water treatment facility to treat water from the Whitin well field and associated utility upgrades, site grading stormwater management controls and connection of the new facility to the existing water distribution system. The applicant is Whitinsville Water Company (WWC) represented by Tata & Howard, 67 Forest Street, Marlborough, MA 01752.

John Cordaro of Tata & Howard stated that the well site is a peninsula into the pond. There is an existing building shown in red on the plans and there is a small shed as well. The wells are pumped to the station and then to the water distribution system. The proposed facility will remove the iron and manganese from the water before it enters into the existing distribution system to the customers. The new building will be 50 feet by 40 feet located across the paved driveway from the existing buildings and will be built of pre-engineered steel. There will be added impervious area from the building and an added grass channel with a bio-retention area. The existing runoff sheet flows into the pond. The ground elevation is 312 feet and the building will be at 313.5 feet. The peninsula rises upwards to 317 feet. Six inches of soil will be removed to compensate for the added impervious area.

The alternative site would be to build a treatment plant on land off Goldthwaite Road. However, this would require piping to the existing distribution system on Carr Street. This would be more disruptive (such as construction on Goldthwaite Road). Also, this site is smaller and tighter so there would be more impact to the wetlands.

Mr. Chagnon asked Mr. Cordaro to explain the treatment plant process. Mr. Cordaro explained that it will be a green sand fresh infiltration with a skater system to monitor the site. There will be three steel pressure vessels with a layer of anthracite and green sand media to remove the manganese from the water system. Potassium Hydroxide and Chlorine are used to regulate the Ph level to seven (7) and for the oxidation of iron and manganese. Backwashing will be done every 24 hours of operation to the storage tank in the new building. The solids will settle and then the water will be re-circulated through the system. Periodically the solids will be removed from the tank with a tanker truck.

Mr. Chagnon wanted to know about any emergency pressure release valves. Randy Swigor of the WWC addressed this by stating that there are no pressure release valves, but the system is designed to shut off and there is an alarm that will sound at the water company. Chemicals are stored onsite presently.

Mr. Cordaro explained the site features of where Carr Street is on the plans, where the water channels are located between the street and the peninsula of the site (about 6.2 acres), where the water is, etc. to orientate everyone.

Mr. Chagnon asked about the elevation to elevation data for compensatory storage. The data has not been provided, but Mr. Cordaro will have the data submitted.

Mr. Chagnon then asked for the details about the swales and bio-retention areas. There is a narrative provided in the submittal, however nothing is mentioned about the chosen plantings. Mr. Chagnon stated that anything that will grow in a wet area is fine except any invasive species are not allowed. Mr. Cordaro will clarify what the plantings will be in the bio-retention area. The swale and compensatory storage will be grass.

Mr. Chagnon also mentioned that there have been concerns about the roofs of metal buildings in the past and leaching of metals. Mr. Cordaro stated the building will be metal with a painted finish so nothing will leach. However, he will confirm exactly what will be used. Mr. Chagnon mentioned that an alternative is a membrane roof. The Conservation Commission could condition the approval that leaching cannot exist. Mr. Chagnon explained the jurisdiction of the NCC and what they are looking at.

Dan Phaneuf of 125 Carr Street stated he lives across the street from the pumping station. Three years ago his water heater was scaling up and it was discovered that the water was the cause (iron and manganese). This was fixed by installing a water softener. However he was told by the previous president of WWC that he was wasting his time. Mr. Phaneuf wanted to know what was being done now. Mr. Swigor explained that they are fixing aesthetic issues and there are no health issues.

Mr. Phaneuf then asked about the building height and the noise levels for the new building. Mr. Cardoro stated that the noise levels will not change. The same pump is being used and the building will be insulated. There will be a small circulating pump, but no significant added noise from it. The noise that the neighbors hear now about once a week is the generator in the shed. The WWC runs this about once a week to keep in functional and it meets the Department of Environmental Protection standards. It will not run any more frequently except in an emergency. The height of the building has not been confirmed, but it will probably be slightly higher than Carr Street level.

A submittal will be going to the Zoning Board of Appeals for a permit in the flood plain area. A site plan review is not required by the Planning Board. Mr. Chagnon explained to the residents that before a building permit is issued, all the departments need to sign off on the building permit application.

Steve Troyo on 101 Carr Street wanted to know how long the retention pond will hold water. Mr. Cardoro explained that the retention pond should hold water for about a day or when the depth is a foot deep the pump will start running sooner. This will need to be confirmed. It will recharge the whole site and not just the new disturbance.

Ms. Peckham wanted to know when they are hoping to start the project. It should be under construction this summer, per Mr. Swigor. Also, the filters are under agreement to purchase and they will design the building around them. It is public drinking water so a submittal to DEP is also needed.

Sue Martin of 173 Carr Street wanted to know if leaking of the filters would be an issue. Mr. Cordaro explained that the bio-retention is for the rainwater that runs off the buildings. The filters are in steel tanks that are built to code and are pressure tested before they are installed. In his 25 years of experience, he has never seen a major breach. There are also alarms in place to alert the WWC to come and repair any leaks. The leaks would be only water and it will meet drinking water standards and is all contained inside the building.

Mr. Chagnon then did a recap summary of what was discussed and still needed. The Conservation Commission has asked for the analysis of the compensatory storage by elevation. A list of plantings for the bio-retention area is needed as well as how long it will take to drain. Lastly, the information on the roof is needed if they have it. Otherwise it can

be submitted once they have secured the contractor. Straw barrels and silt fence will be placed along the dotted lines of the plan for erosion controls.

Motion made by Mr. Bradley and seconded by Mr. Brown. The Conservation Commission voted 6-0 to continue the Public Hearing to April 11, 2012 at 7:20PM.

(03-RDA-2012) Quaker Street (Map 28, Parcel(s) 20 & 5

Proposed construction of a single-family dwelling, driveway and associated grading under the local town bylaw only. The applicant is Robert Anderson, 192 West River Street, Upton, MA 01568.

Bob Anderson gave a brief summary of the property and where there is an isolated wetland on the neighbor's property that falls under the Town Bylaw only. The silt fence and hay bales have been installed.

Motion made by Mr. Bradley and seconded by Ms. Schotanus. The Conservation Commission voted 6-0 to issue a negative Determination of Applicability.

Minutes

December 28, 2011

Motion made by Mr. Chagnon and seconded by Mr. Bradley. The Conservation Commission voted 3-0-3 (Mr. Freer, Ms. Peckham and Mr. Brown abstained).

February 15, 2012

There was no quorum to vote on these minutes.

March 14, 2012

There was no quorum to vote on these minutes.

Other

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

Motion made by Mr. Brown and seconded by Mr. Bradley. The Conservation Commission voted 6-0 to adjourn the meeting at 10:15PM.

Respectfully submitted,

DATE APPROVED: April 25, 2012

Barbara A. Kinney
Conservation Administrative Assistant