



**TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION**

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NORTHBRIDGE TOWN CLERK
ROBERT A. DEBRONE

**Meeting Minutes
April 22, 2015**

Justin Arbuckle, Gerry Ouillette, Joy Anderson, and Jeremy Deorsey were present. Andrew Chagnon and Bill Dausey were absent. Barbara Kinney, Administrative Assistant was also present.

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

Citizen's Forum
None

Old / New Business

(248-591) Douglas Road (Adjacent to 270) – Proposed Changes

It is noted that Bill Cundiff, 68 Windsor Ridge Drive, and Mr. Arbuckle will record this discussion.

Paul Hutnak of Andrews Engineering stated that there is no formal submittal in front of the Conservation Commission (NCC) at this time. He continued to explain that there is an active Order of Conditions (OOC) with plans that permit an outdoor storage area. There are some slopes and stormwater features in the buffer zones. The plan is in front of the Planning Board at this time which is the same except it now shows buildings outside of the NCC jurisdictional area.

Per Mr. Hutnak, the abutting property (Woonsocket Glass and Mirror "WGM") was permitted (by the NCC) through their submittal to do the grading onto this property through the property line and the slope has been trimmed off now. The NCC disagrees. A submittal can only have approval for the property it has been submitted for and not across property lines. Separate submittals would need to be submitted.

Mr. Hutnak stated that Douglas Road Industrial Realty Trust did not do anything that they were not supposed to do. It is the abutting property owner (WGM) that got the approvals for the grading. The revised plans shows bleeding from that property onto this property. The trees are still in the riverfront area and the trees are in the back buffer zone of the wetland area, per Mr. Hutnak. Mr. Arbuckle stated that the NCC needs a formal submittal to have it on record. Mr. Hutnak does not feel that this is necessary because it is something that the abutters did.

Mr. Arbuckle stated that this is not a formal hearing and he would not be taking any public input at this time. Mr. Cundiff asked the Chair to speak because he has something new to add and Mr. Arbuckle let him proceed.

Mr. Cundiff stated that this was originally permitted in 2012. WGM's survey (their submittal) shows that there was already an excavation occurrence (discrepancy) of 20 feet. Both plans should be reviewed and who and when this 20 foot occurrence happened should be determined.

Mr. Hutnak said the original plan had a significant mound around 342 feet and the site is under construction so now it is at 328 feet. Mr. Hutnak took the contours from the WGM submittal and plugged it into his plans and matched the contours. The NCC wants to schedule a site visit and Ms. Kinney will contact Mr. Hutnak to set this up.

(248-599) Osterman Commerce Park – Minor Modification

Eric Bazzett of Heritage Design Group explained what has been completed so far in Phase I. Building B is proposed to change to a two-story building with a smaller footprint from 12,000 square feet to 7,000 square feet. The parking will change somewhat and the banked excess parking will be shared with the medical building. The impervious area will decrease. The banked parking will be built in the future if and when it is needed. Sketch B shows that the green space has increased. There will be no changes in the 50 buffer and a small decrease in impervious area in the 100 foot buffer zone. The rest of the changes will be outside the 100 foot buffer zone. The NCC agreed to have the changes shown on the as-built plans rather than submitting new plans unless revised plans are needed from another department, in which case, the NCC will want copies of the new plans. The NCC views the changes as great because there is less impervious area; more green space, etc.

Mr. Bazzett then reviewed the project as a whole. The wetland crossing (Phase 2) is substantially complete. They are now looking to construct the roadways to the building pads of Phases 3 and 4. They will be filing construction details soon with the NCC. Concept 1 is office space and Concept 2 is warehouses. Vincent Osterman, owner, stated that there are some public safety changes with the roadway. Instead of a fork it is suggested that a "T" intersection with a stop sign(s) be installed. Tree cutting might be done to the 35 foot no disturb line, but there will definitely be tree cutting in the 50 foot buffer zone. There will also be improvements to Church Street Extension.

A site walk was suggested to see the progress and update the NCC members. This has been scheduled for Saturday, April 25, 2015 for 10:00AM. The change in intersection and location of stop sign(s) will be reviewed / discussed at the site walk.

1405 Quaker Street – Complaint

The NCC received a complaint / concerns of work done in the buffer zone. Mr. Arbuckle visited the site. Loam has been installed to stabilize the slope and there has been cleaning up of the roadway. The previous owner filled some of the wetland area. The NCC wants Ms. Fossbender contacted and that if she continues to do work then she needs to come to a meeting and present it to the NCC. They seem to be working right up against the wetlands. The NCC will determine whether a submittal is needed and if so, which one.

Blackstone Canal Slope Failure – Update

This is a point of information for the NCC. No discussion needed.

Access Easement – Process Discussion

Ms. Kinney reviewed with the NCC the process that the Town Manager's Office provided to her and Guerriere & Halnon's request to use the process that the Town of Uxbridge follows instead. The NCC agreed that no changes should be made to our process at this time.

Enforcement Actions

None

MinutesFebruary 25, 2015

Motion made by Mr. Ouillette and seconded by Ms. Anderson. The NCC voted 3-0-1 (Mr. Deorsey abstained) to accept the minutes of February 25, 2015.

April 1, 2015

There was no quorum to approve these minutes.

Other

1423 Quaker Street will be working in a previously disturbed area by building a shed. Mr. Dunne will contact the NCC when he is ready to be put on the agenda for an informal discussion. If there is work to be done on the driveway, then a Notice of Intent (NOI) will need to be filed.

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

Motion made by Mr. Arbuckle and seconded by Ms. Anderson. The NCC voted 4-0 by roll call vote (Mr. Arbuckle – yes; Gerry Ouillette – yes; Joy Anderson – yes; Jeremy Deorsey – yes) to enter into Executive Session and not return to open session on or about 8:15PM.

Executive Session

MGL Chapter 30A, Section 21, #3 Litigation – 1423 Quaker Street

Respectfully submitted,



Barbara A. Kinney
Conservation Administrative Assistant

DATE APPROVED:

