



## TOWN OF NORTHBRIDGE

# CONSERVATION COMMISSION

7 MAIN STREET

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NORTHBRIDGE TOWN CLERK  
DOREEN A. CEDRONE

### Meeting Minutes December 20, 2017

Barbara McNamee, Justine Carroll, Justin Arbuckle, and Rich Chiras were present. Cindy Campbell arrived a couple minutes late. Joy Anderson and Gerry Ouillette were absent. Barbara Kinney, Administrative Assistant and David Pickart, Conservation Agent, were present.

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

#### Citizen's Forum

None

*Cindy Campbell arrived at 7:02PM.*

#### (248- ) 1827 Providence Road (Lot 4), (Map 21, Parcel 41)

Proposed construction of a single-family dwelling. The applicant is Arraho Realty Trust represented by Andrews Survey & Engineering (ASE), 104 Mendon St, Uxbridge, MA 01569. **WITHDRAWN**

Ms. Kinney explained that this submittal has many errors so the applicant has withdrawn the submittal and a new submittal has been received and will be taken up at the next Conservation Commission (NCC) meeting on January 3, 2018. Several of the errors included stating construction was for a single-family dwelling but it is actually for a duplex. Hence, the filing fees were not correctly calculated. Also, this submittal is exempt under the Wetland Protection Act (WPA) so it only needs to be filed for our Town Bylaw only.

#### Old / New Business

##### *Osterman Commerce Park*

Vincent Osterman (owner), Rob Knapik (Owner's attorney), and Eric Bazzett of Heritage Design Group (HDG) were present. Mr. Knapik gave a brief summary of the overall project and stated that these partial Certificates of Compliance (COC) are so that a parcel of land ("Parcel A") can be donated to the Commonwealth of Massachusetts, Department of Recreation and Conservation (DCR). They have been having conversations with DCR to make sure they are willing to accept Parcel A which contains a turtle habitat. In order for DCR to accept this donation, Parcel A needs to be taken out of the open Orders of Conditions (OOC).

Mr. Pickart did a site visit but said he could not look at much because some of it was inside the fence, but he did receive a report from Art Allen of Eco Tech that the turtle habitat was completed correctly.

Mr. Osterman stated that DCR is requiring him to block off the trails, which has been done. He then said that Mr. Pickart is welcome to view the site anytime. Mr. Pickart is to just give Mr. Osterman a jingle and they will set up a time to do a tour of the site.

(248-581) Osterman Clearing & Grading – Request for COC

Motion made by Ms. McNamee and seconded by Ms. Campbell. The NCC voted 5-0 to issue the COC for 248-581 Osterman Clearing and grading because all work has been completed under this OOC.

(248-589 Amended Amended) Osterman Wetland Crossing - Request for COC

Motion made by Ms. Campbell and seconded by Mr. Chiras. The NCC voted 5-0 to issue a PARTIAL COC for 248-589 Amended Amended Osterman Wetland Crossing to remove Parcel A from the OOC.

(248-599) Osterman Commerce Park - Request for PARTIAL COC

Motion made by Ms. McNamee and seconded by Mr. Chiras. The NCC voted 5-0 to issue a PARTIAL COC for 248-599 Osterman Commerce park to remove Parcel A from the OOC.

(248-617) Osterman Temporary Access – Request for PARTIAL COC

Motion made by Ms. Campbell and seconded by Mr. Chiras. The NCC voted 5-0 to issue a PARTIAL COC for 248-617 Osterman Temporary Access to remove Parcel A from the OOC.

Mr. Knapik then explained that 248-617 has a discrepancy / misunderstanding with regards to the OOC's expiration date. In the Special Conditions it states that it has expired on August 13, 2017 but Attachment 3 which is actually for 248-589 will expire on January 9, 2018. Mr. Pickart said that he has spoken to the Department of Environmental Protection (DEP) regarding a similar scenario on another matter and DEP suggests that if there are no major changes to the WPA since the OOC issuance and it is in the best interest of all parties, that an extension may be granted but the request and extension must be back dated. If there are significant changes in the WPA since the OOC's issuance, then no extension should be granted and the applicant should refile for a new permit so the resource areas will be better protected.

The NCC discussed this request for this particular project and determined that it is reasonable to do an extension for this particular OOC.

An extension request with a back date plus the regulations filing fee will be submitted to the NCC. Once received, it will be placed on the next available agenda.

**Enforcement Actions**

None

**Minutes**

No minutes to be approved at this meeting.

**Executive Session**

None

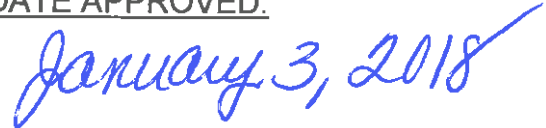
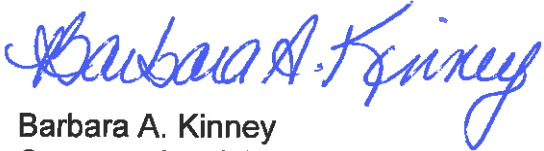
**Other**

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

Motion made by Ms. Campbell and seconded by Mr. Chiras. The NCC voted 5-0 to adjourn the meeting about 7:38PM.

Respectfully submitted,

DATE APPROVED:



Barbara A. Kinney  
Conservation Administrative Assistant

December 20, 2017

## CONSERVATION MAIL LIST

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### ADDITIONAL DOCUMENTS SUBMITTED AT MEETING

- Plan of Land in Northbridge, MA , Church Street Extension, for VE Properties IX, LLC & the Commonwealth of Massachusetts, Department of Conservation & Recreation dated 11/7/17.
- Conservation Agent Report 12/20/17