

**Bellingham Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of April 11, 2018**

**Project:** 105-815 & BWP-182  
CNOI

**Project Description:**  
161,166,169,174 Maple Street –  
stormwater management system- Response to EO

**Applicant:**  
LMP Properties LLC, Will Doyle  
PO Box 28  
Dover Foxcroft, ME 04426

**Representative:**  
GZA GeoEnvironmental, Dan Nitzsche  
1350 Main, Ste 1400  
Springfield, MA 01103

**Plans:** NOI & Site Plan “Site Plan 161,166,169 and 174 Maple St., 9 Sheets, 8/3/17; Stormwater Management Report 161,166,169,174 Maple St. 8/3/17, Peer Review Contract VHB 04/04/2018  
**Continuation time: 7:30 PM**

Cliff Matthews opened the hearing. No one from the public was present. He stated that a site walk was conducted on the previous Saturday morning, April 7<sup>th</sup> with several members of the Commission present. The intent of the site walk was to verify the wetland flagging done by Dan Nitzsche last autumn. No flags were in place at that time. The Con Com members, Dan Nitzsche and Jill Baumbach of VHB, walked the perimeter of the site. The northwest corner of the site which was formerly the only operating detention basin on the site, was completely filled in and non-functional.

Dan was granted permission from the property owner to re-flag the resource areas later on Saturday morning.

Cliff stated that peer review has commenced and that we believe that GZA will be responding to VHB’s peer review comments although this has not been confirmed by the applicant.

Commission members were adamant that the property owner or his authorized agent attend the next continued hearing to discuss the project moving forward. If we cannot get cooperation, the Commission would contact DEP for commencing the fine process.

Cliff stated that Dan Nitzsche requested a continuation to May 9<sup>th</sup> in order to allow for initial peer review comments and time to respond. Discussion on the continuation followed. Neal Standley made a motion to continue the hearing to May 9<sup>th</sup> at 7:30 PM for a five minute hearing and, if necessary, continue to later that evening. Lori Fafard moved the motion, Shawn Wade seconded and the motion carried.

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**Project:** WPA N/A BWP-187  
NOI

**Project Description:**  
300 Hartford Avenue – 4 self-storage buildings &  
Stormwater Management System in BZ to a Vernal Pool

**Applicant:**  
JMRD2, LLC  
665 Church Street  
Whitinsville, MA 01588

**Representative:**  
Travis Brown, Andrews Survey & Engineering  
104 Mendon Street  
Uxbridge, MA 01569

**Plans:** NOI under BWPB, O & M Plan Rev.3/28/18, Stormwater Management Report Rev. 326/18, Plans, “Proposed Self Storage Facility 300 Hartford Ave., 11 Sheets, Rev 3/26/2018

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**Continuation Time: 8:00 PM**

Cliff Matthews opened the continued hearing. Travis Brown of Andrews Survey was present for the applicant. Chairman Matthews then stated for the record that several members of the Commission had walked the site on the previous Saturday and confirmed that the isolated pond on the site is indeed a vernal pool with evidence of several large wood frog egg masses.

Travis then made a presentation on the proposed project. He stated that the site contains an existing gas easement, Irving gas station, and a stormwater management system. The proposed project consists of construction of four self-storage buildings and modification to the stormwater management system along with four new underground infiltrators. Travis then stated that the existing isolated wetland on the site was reviewed in the field last Saturday, April 7<sup>th</sup> and was confirmed to be a vernal pool jurisdictional under the local bylaw. He stated that Andrews is currently in the process of redesigning the project to avoid any impacts to the 50 foot No Disturb Area to the vernal pool. This would include removing some of the proposed grading, paving and relocating or removing an underground infiltrator.

Cliff then stated that the maintenance of the existing stormwater management system including the two basins is virtually non-existent. He stated that maintenance of these systems is critical to preserving water quality especially as it relates to developments in the water resource district. Cliff added that the separation of four feet to groundwater in the basin design must be met. Travis stated that the preliminary test pits indicate sandy soils in these areas.

Travis stated that he is scheduled with the Planning Board on April 26<sup>th</sup>. In order to allow for ample time for redesign and peer review, Lori Fafard moved to continue the hearing to May 9<sup>th</sup> at 7:35 PM. Motion was seconded by Mike O'Herron and passed unanimously.

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**Informational / 799-801 Pulaski Blvd/ Nerina Estates**

Travis Brown then asked if he could quickly discuss the newly obtained vernal pool information at the Nerina Estates site located on Pulaski Boulevard. Cliff stated that based on recent site visits, the Planning Board asked us to revisit that isolated pool. Cliff, Jim Kupfer and the contractor were on site earlier today. At that site visit, approximately 20 Wood Frog egg masses were observed in the pool. Although the Commission had issued a negative determination, new information arose to amend that determination. Cliff stated that at the site, all three parties agreed to move any disturbance outside the 50 foot No Disturb Zone to the vernal pool. The limits of the vernal pool (marking the highest elevation of water) would be considered about two feet higher in elevation than the existing pool water level. Travis expressed concern with being able to shorten and/or remove impacts of the newly designed outfall drainage pipe extending from the proposed infiltration basin to outside the 50 foot NDZ. Travis will make every effort to redesign the structures to adhere to the 50 foot NDZ and will keep us informed.

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**Project:** 105- & BWP-175  
CNOI

**Project Description:**  
187 Farm Street "Stall Brook Business Park"  
Construction of building and contractor's yard

**Applicant:**  
Matt Fasolino  
134 Main St., PO Box 731  
Medway, MA 02053

**Representative:**  
Bill Halsing, Land Planning, Inc.  
167 Hartford Avenue  
Bellingham, MA 02019

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**Plans:** NOI & “Site Development Plan, Stall Brook Business Park, 8 sheets, 3/21/17, Rev. 03.17.2018; Stormwater Report, 3/21/17 rev 03.7.2018, PSC Peer Review letter 03.22.2018, LP response 04.02.2018

## Continuation time: 8:30 PM

Bill Halsing was present when Cliff Matthews opened the continued hearing for a mulch facility and contractor's yard. Cliff stated that several members of the Commission, Jim Kupfer and Mark Gates (project engineer), were all present on the site last Saturday, April 7<sup>th</sup>. He added that the location of stormwater management system was surveyed and staked out as was the water quality swale and block wall location on the east side of the site. During the site walk, the commission requested that the outfall be revised to reduce impacts to the 25 foot NDZ. Mark Gates stated that the outfall has been revised. The outfall has been moved out of the 25 Foot NDZ by about ten feet and also rotated about two feet in order to avoid unnecessary cutting of a large tree on site. A wing wall and rip rap has also been added. Bill Halsing showed the revised outfall design on the revised plan that he brought into the meeting. Bill also stated that the Detail Sheet includes detail on the proposed retaining wall.

Mike O'Herron expressed his concern with the use and/or storage of various potential contaminants on the site as well as the height of the proposed mulch piles. Bill Halsing stated that the Layout Design Plan has been submitted to the Planning Board and that he would email a copy to the Con Com. The layout plan depicts a six foot area between the mulch pile wall and the outside site wall so that no mulch would overtop and migrate into the resource area. Cliff stated that we can include a Special Condition in the Order that refers to good housekeeping practices. The basin is located in the riverfront area and therefore fencing is not preferred by DEP. SC should include no use of pesticides and no use of sodium based de-icing agents.

Mike again questioned the use of materials that would be used and/or stored on site. Matt Fasolino will provide another copy of the mulch document to the Con Com. Matt also stated that he is a landscaping company and that mulch is his secondary interest. Any mulch products he sells are purchased already colored. There is no mixing (coloring) proposed on the site. Most of his products consist of wall blocks, stone, landscaping pavers, plants, and bricks. He stated that there are no fertilizers and no chemicals on site. Mike replied that this clarified most of the issues he had.

The last item that Cliff brought up for discussion was an emergency shut off valve. Mark Gates responded that there are four proposed stormceptor units, one on each of the corners of the building. Each unit has 85 gallon capacity of storage of oil, and gas with 85-90% TSS removal. Spill reporting is included in the O & M Plan. In addition, Mark stated that a monitoring well is also included in the stormwater design.

Shawn Wade then moved to continue the hearing to April 25<sup>th</sup> at 7:30 PM. Bill Halsing will provide copies of the Layout Plan, mulch information and revised plans so that an Order of Conditions can be developed. Lori Fafard seconded the motion that carried unanimously.

The minutes of the meetings of February 28, 2018 and March 14, 2018 were accepted by a motion by Brian Norton, second by Shawn Wade passing unanimously.

The Commission signed:

Certificate of Compliance	105-774 & BWP125 / 10 Cutler St./ septic repair / Overshiner
	105-771 & BWP-124 / 1422 Pulaski Blvd / septic repair/ Piccinnin

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Cliff reported that he and Anne Matthews had attended Kolbe Bell's Eagle Scout Ceremony on Friday, April 6<sup>th</sup>.

MACC sent a letter to the Board of Selectmen congratulating Brian Norton on his recent completion of the Fundamentals Courses. Congratulations, Brian!

Cliff Matthews reported that the retaining wall at the entry access road at Charles River Shopping Center has failed. The Conservation Commission issued an Enforcement Order on March 22<sup>nd</sup> that was sent to the Con Com members. Cliff reported that a 20 x 40 foot section of the wall collapsed and that some material has fallen into the resource area. The emergency repair is to take place at night and the material is to be removed by hand. A Notice of Intent is required to address the long term repair and restoration of the resource area.

Ed Gately has requested a letter of compliance to the Conditions stated in the ORAD last November for the replanting of understory vegetation that was removed without a valid permit. Gately provided the final follow up report from his biologist. After some discussion and before a final compliance letter is developed, a site walk will be scheduled sometime during the week. Both Shawn and Mike Roche may be able to attend.

Neal Standley moved to adjourn at 9:30 PM. Motion was seconded by Shawn Wade and passed unanimously.

Attending the meeting: Cliff Matthews, Neal Standley, Michael O'Herron, Lori Fafard, Brian Norton, Shawn Wade, Associate Member, Arianne Barton and Anne Matthews.