

**Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of November 14, 2012**

Project: 105-615
CNOI

Project Description:
Hartford Avenue / Shoppes at Bellingham Phase I
14 building, parking areas, stormwater & wastewater mgt., & new
access road off North Main Street

Applicant:
Robert Frazier
W/S Development
1330 Boylston St.
Chestnut Hill, MA 02467

Representative:
ERM / Ann McMenemy
399 Boylston St.
Boston, MA 02116

**Plans: Proposed Site & Roadway, notice of Intent Permit Plans, Revised 4/27/2011
Drainage Report, The Shoppes at Bellingham, Appendix A & Appendix B, rev 4/27/2011**

Continuation time: 7:30 PM

Bob Frazier, Austin Turner, Ann McMenemy, and peer reviewer, Tom Sexton were present when Cliff Matthews opened the continued hearing. Austin Turner presented a paper copy of the Mounding Analysis as prepared by Miller Engineering. There was no discussion on the report because it was submitted to Tom Sexton and the Commission yesterday. Austin Turner requested that the applicant and Commission continue discussion on the Category Sheets of 10/24/2012, specifically Category 1 items. Beginning with A2 Pg 5, Mr. Turner stated that base line Phosphorous levels for the Hartford Avenue site must be determined in order to compare the existing conditions to expected Phosphorous loading and how that relates to the proposed EPA standards. He is working on this.

39 Pg 10 Mr. Turner stated that the "no confined space entry" for the gate valve arrangement is to be investigated further.

48C pg 13 He stated that this is another Phosphorous issue that we discussed previously that needs further investigation.

49C pg 12 Austin Turner stated that the existing design of the vegetative treatment train on the site exceeds the 44% DEP requirements and is nearly approaching 80%. He quantified the total TSS removal rates of 5% for street sweeping, 25% deep sump catch basin and proprietary systems 50-60% to clarify that the treatment exceeds the 44% required by DEP. Cliff Matthews stated that the 5% street sweeping is discretionary and that the Commission does not allow using it. Tom Sexton stated that his peer review comment not only includes TSS removal but also items such as soluble organic compounds and 1st flush pollutants that would be jurisdictional under the Water Resource District and the local Bylaw. Mr. Turner stated that the current stormwater design will not meet the one inch water quality volume required under the Bylaw and suggested that if the Commission allow, the design could include more Filtera Systems (tree box filters. Presently there are 22 Filtera systems in the project. Discussion followed on maintenance of the tree box Filtera units.

Anne Matthews then stated that at a recent previous meeting, the Commission told the applicant that we would not be discussing items jurisdictional to the local bylaw in order to prevent acceptance of certain provisions without the bylaw filing in order to avoid pre-judging a potential greater amount of impacts prematurely. Michael O'Herron stated that he remembered discussing this with the applicant when he specifically stated that the Commission does not want to perform two reviews on the bylaw issues. Michael said that at that time, we had encouraged the applicant to review the bylaw, draw an interpretation and submit the filing. Ann McMenemy responded by stating that the applicant is seeking guidance under the bylaw as it pertains to a number of jurisdictional issues i.e. mitigation areas, relocating the roadway to avoid Wetland "T", rooftop drains, etc and that the applicant would like a concept of the regulatory implementation of the bylaw and regulations. Bob Frazier said that the applicant is working to

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resolve as many issues as possible under this filing. Cliff Matthews stated that there are many issues in the project that must be addressed under the bylaw. Mr. Frazier stated that MA DOT has not responded to his persistent status requests for eight months now and said that he has no control over the highway portion of the project. He said that he may consider filing for this project only except that the bylaw requires concurrent filings. Tom Sexton stated that many issues have been resolved but there are also some outstanding tough issues i.e. that the infiltration basin design does not have four feet of separation when recharge mounding is considered. The Commission will seek counsel's advice on how to proceed from this point. Neal Standley made a motion to continue to 7:30 PM on Dec. 12. Motion was seconded by Barry Lariviere and voted in favor unanimously.

Project: 105-703 & BWP-32
CNOI

Project Description:
Unit 8, Geordan Ave., Lakeview Estates

Applicant:
Bellingham Residential Realty LLC
120 Quarry Drive
Milford, MA

Representative:
Peter Lavoie, Guerriere & Halnon, Inc.
333 West Street
Milford, MA

Plans: Plot Plan of Land Unit 8, July 16, 2012, Rev 10/31/12

Hearing time: 9:00 PM

NOI Unit 9: 105-704 & BWP-33

Plans: Plot Plan of Land Unit 9, July 16, 2012, Rev Oct. 10, 2012

NOI Unit 58: 105-705 & BWP-34

Plans: Plot Plan of Land Unit 58, July 16, 2012, Rev 10/31/12

NOI Unit 59: 105-706 & BWP-35

Plans: Plot Plan of Land Unit 59, July 16, 2012, Rev 10/31/12

Peter Lavoie of Guerriere & Halnon and Mary Roger, an abutter, were present. After Cliff Matthews opened the continuations, Peter Lavoie stated that he had submitted revised plans for all the lots last week. He presented a plot plan showing the four lots along with the associated rain gardens and proposed planting detail. Peter will provide the corrected revision date information for this overall plan.

Lot 9: The revised plan for Lot 9 includes a cross section (including plantings) for the rain garden as well as the tree replacement of (6) 2-1/2" caliper Red Maples and (4) 4-5' high White Pine in the disturbed ATV trail area. Upon review of the Lot 9 Plan,

Peter Lavoie agreed to provide the following information:

A specific planting list for the proposed rain gardens (The rain gardens were discussed during the 40B hearing process and the rain gardens concept was included in the subdivision plan). The Commission believes it is necessary to be more specific with the details on the rain gardens since it is reviewing the development of the individual lots and the DEP Guidelines allow for nearly 50 different types of plants.

The scheduling of the rain garden construction

Enlarged Rain Garden detail

A vertical profile of the rain garden

Inclusion of the detail of the previously discussed roof drain as required in the 40B Order of Conditions

A plan with a proper revision date

Lot 8: The Lot 8 revised plans include the rain garden and proposed tree replacement consisting of (6) 4-5' high White Pines and (2) 2-1/2" caliper Red Maples in the area of the previously disturbed ATV trail. After discussion, Peter Lavoie agreed to provide the following information:

A specific planting list for the proposed rain gardens

The scheduling of the rain garden construction

Enlarged Rain Garden detail

A vertical profile of the rain garden

Inclusion of the detail of the previously discussed roof drain as required in the 40B Order of Conditions

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Lot 58 & Lot 59: The revised plans for Lot 58 and 59 include the rain garden locations. After discussion, Peter Lavoie agreed to provide the following information:

- A specific planting list for the proposed rain gardens
- The scheduling of the rain garden construction
- Enlarged Rain Garden detail
- A vertical profile of the rain garden

Inclusion of the detail of the previously discussed roof drain as required in the 40B Order of Conditions. There was no further discussion. Barry Lariviere made a motion to continue the hearings to 7:30 on November 28th. Neal Standley seconded the motion and the board voted unanimously in favor.

Project: 105-708 & BWP-37
CNOI

Project Description:
1040 South Main Street
Domestic Livestock Pens

Applicant:
Omar Wenger
1040 South Main St.
Bellingham, MA

Representative:
Michael Yerka, Civil Site Eng. LLC
PO Box 248, 306 Main Street
Douglas, MA

Plans: NOI & Plans "Proposed Domestic Livestock Pens" Sheets 1 & 2, August 2012, Rev 11/1/2012
Continuation time: 8:50 PM

Michael Yerka was present when Cliff Matthews opened the continued hearing. Mr. Yerka presented a copy of the revised plans dated Nov. 1, 2012 to the Commission which he had delivered to the Commission one week previous. He stated that the revised plans include the details on the construction and size of the animal pens which will be set on concrete blocks. He stated that the manure generated from the animals in the newly proposed pens will be cleaned regularly and spread on Mr. Omar's fields for fertilizer. He included the sono-tubes detail on the proposed bridge construction over the culvert. The fencing is detailed as 4" x 4" wide wire fence for the animal pens. No animals will be housed in the pens over the winter months. The animals will be used for viewing and purchasing at the farm. Details on the vegetated berm and the walkway were included in the previously submitted plans. Cliff Matthews stated that the Commission would include a condition in the permit that a qualified biologist shall be on site for the construction of the vegetated berm and that construction would take place in the spring. There were no further comments. Barry Lariviere made a motion to close the hearing which was seconded by Neal Standley and voted unanimously in favor.

The Commission discussed proposed revisions to the bylaw regulations including adding requirements of the location of stockpile areas, dewatering methodologies, methods and details to control erosion and renumbering of Section 24 items. Neal Standley said that he would work on wording for the culvert replacements and crossings criteria. The Commission also discussed the possibility of engaging the services of a contractor to tighten up the regulations.

Neal Standley made a motion to disband the Bikeway Committee at this time. Motion was seconded and voted in favor unanimously. Neal will continue to work closely with the other SNETT organizations and update status to the Commission

The Commission signed:

Partial Certificate of Compliance	105-702 & BWP-31//Lt 11 Silver Lake Rd./sfd/Bell Res with \$5,000 bond
	105-297/Hartford Av/Algonquin Gas Transmission Line for 316 Hrtfd Ave.
Certificate of Compliance	105-327/Lot 7 #9 Bainbridge Road/sfd
	105-416/Highridge Road (reissue due to error in Map & Parcel) for

77 Highridge Road/sfd
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Tim Jones will be filing a Notice of Intent for Taft Estates, a Chapter 40B Project in the near future.

Toll Brothers will be submitting request for Certificates of Compliance for Lots 36, 43 and the subdivision in the near future. We will need to schedule a site walk before issuing the Certificates.

Alice Smith of DEP is tentatively scheduled to conduct a stormwater seminar for the Planning Board sometime in Jan/Feb.

The MACC dues have increased \$37 from last year. Conservation Commissions have been notified in order to budget for the increase.

The minutes of October 24, 2012 were accepted with a couple of minor revisions.

The Commission will not meet on December 26th due to a conflict with the holiday season.

Attending the meeting: Cliff Matthews, Barry Lariviere, Michael O'Herron, Neal Standley, Brian Norton, Anne Matthews and George Holmes.