

**Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of January 9, 2013**

Project: 105-709 & BWP-38
NOI

Project Description:
85 Hartford Avenue / John's Auto Salvage

Applicant:
Muriel Varieur
65 Farm Street
Woonsocket, RI

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

Plans: NOI & Plot Plan located at 85 Hartford Avenue dated Nov. 27, 2012
Hearing time: 7:30 PM

Cliff Matthews opened the hearing. Present were Eva and Rudolf Dacrie, Debra Omleary, Donald Halsing and Bill Halsing representing the applicant. Bill Halsing stated that the Notice of Intent is for the continuation of operation an auto salvage yard at the site. The business has been in operation for 50 plus years and was recently cleaned up in preparation for selling the property and transferring the license. There are some vehicles on the site at the present but all are located outside the one hundred foot buffer zone. Mr. Halsing stated that Scott Heim delineated the wetlands that are located at the toe of the slope on the southerly side of the property. No hazardous waste is proposed within the 100 foot buffer zone. After some discussion, Mr. Halsing stated that his client may agree to construction of a fence with haybales along the 25 foot No Disturb Zone to the bordering vegetated wetland in order to prevent incursion into the resource area. A vehicle crusher exists on the site but Mr. Dacrie, former owner, stated that all fluids must be drained before vehicles are brought onto the site and before crushing operations take place (by order of DEP) to prevent contamination to the soils. Michael O'Herron was especially concerned with the possibility of existing contaminated soils on the site from the previous operation and made a suggestion that the Commission should consider soil testing before issuing a permit. Mr. Dacrie said that testing of water (ground flow) is currently in place. Although a 21E was never performed on the site, Mr. Halsing stated that he would try to locate and provide copies to the Commission of any DEP reports relative to the recent site clean up or remedial action that took place in with the site cleanup. A site walk was scheduled for Sat., Jan. 19th at 8:30 AM. The Commission preferred that the new owner be present at the site walk and the continued hearing so that he could understand the concerns of the Commission relative to long term protection of the resource area on the site. By unanimous vote, the hearing was continued to Jan. 23rd at 8:00 PM.

Project: 105-615
CNOI

Project Description:
Hartford Avenue / Shoppes at Bellingham Phase I
14 buildings, 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

Conservation Commission
Minutes of the meeting of January 9, 2013
Page 2

Continuation time: 7:30 PM

Bob Frazier, Austin Turner, and peer reviewer, Tom Sexton were present when Cliff Matthews opened the continued hearing. Austin Turner stated that he had met with Tom Sexton and Ken Miller of Miller Engineering recently to discuss the mounding analysis comments that Tom had provided. Mr. Turner presented copies of Tom's handout dated Dec. 5th to each of the Commissioners and suggested that he proceed with recapping discussions they had at that recent meeting on each numbered item. (Mr. Turner also gave the Commission a copy of the 2008 Miller Engineering & Testing Report.) He began with #1 of Tom's comments.

1. The design team will utilize the Bouwer methodology as suggested by Tom
2. The conductivity results will be reviewed and provided once the numbers are rerun.
3. The design team will run tests and calculations on the mounding for the proposed septic system to assure that it does not intersect with any infiltration structure.
4. Mr. Turner will run a data sheet and create graphs on the compounding effects of Infiltration Basin 2 & 3.
5. Infiltration Basin 8 and Detention Basin R1 – Mr. Turner stated that the basins will be lined but he would check the information on the mounding to prevent the liner from floating in saturated conditions.
6. Austin Turner said that they would run calculations over the time scan using TP40. He added that the basins are now larger due to the revisions utilizing Cornell data
7. Mr. Turner stated that the design would include the more frequent and higher intensity storms associated with the Cornell rainfall data.

Cliff Matthews then presented information on alternatives for the applicant for filing under the local bylaw as discussed with Town Counsel recently. Cliff stated that he was advised by Town Counsel that because the highway portion on the project is a little over 25% complete, the applicant could file under the bylaw as a separate project when the design is completed and funding sources are identified; file under the WPA only with language that the WPA permit is invalid until such time that a local bylaw permit is issued; or withdraw the filing without prejudice and re-file once the two projects are complete. Bob Frazier stated that MA DOT had listed the project in a 2008 bond bill but that bond bill is no longer valid. He recently met with MA DOT who stated that the new DOT bond bill would be finalized by this July.

Austin Turner then presented a sample Mosback Flow Regulator. He said that he is discussing the possibility of utilizing this stormwater component in the project design and is meeting with the manufacturer for pricing and sizing.

Michael O'Herron then asked Austin Turner how the design of the bridge over the vernal pool would handle sand and salt applications during storm events. After reviewing the plan, Turner stated that he would look into the bridge design and remove, if necessary, the slots on the bridge walls.

Mr. Turner stated that he is very close to comprising the full set of revised drawings. He will continue to resolve the mounding analysis issues and then print the revised plans, the revised drainage report at which time the Commission would re-advertise the hearing and have a full comprehensive review of the proposal. Both Cliff Matthews and Anne Matthews stated that they will be unavailable for the next regularly scheduled meeting. After some discussion, the Commission decided that it would proceed with the continuation. By unanimous vote, the hearing was continued to Feb. 13 at 7:30 PM.

Conservation Commission
Minutes of the meeting of January 9, 2013
Page 3

**Project: 105-705 & BWP-34 &
105-706 & BWP-35**

CNOI

Applicant:

Bellingham Residential Realty LLC
120 Quarry Drive
Milford, MA

Project Description:

Unit 58 and Unit 59 Geordan Ave., Lakeview Estates

Representative:

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

NOI Unit 58: 105-705 & BWP-34

Plans: Plot Plan of Land Unit 58, July 16, 2012, Rev 11/26/12

NOI Unit 59: 105-706 & BWP-35

Plans: Plot Plan of Land Unit 59, July 16, 2012, Rev 12/13/2012

Peter Lavoie of Guerriere & Halnon was present when Cliff Matthews opened the continued hearings for Units 58 & 59 Geordan Avenue. The Commission reviewed the revised plans reflecting the correct plan scale. There were no further questions. By unanimous vote, the hearings were closed.

Cliff Matthews stated that the Commission's comment letter regarding the Environmental Notification Form (ENF) for the proposed residential development entitled "Elmshade" located off Blackstone St. & North St. was sent out in December.

The minutes of the meetings of Nov. 28, 2012 and December 12, 2012 were accepted with a few minor corrections.

DEP has scheduled a stormwater presentation with the Planning Board to be held on Thursday, Feb. 14th at 7:00 PM. Commissioners were encouraged to attend.

The Commission voted 3:2 to sign the Order of Conditions for Unit 58 & 59 Geordan Ave at the next meeting in order to investigate revisions on the signature page. This is to incorporate the printing of each name near the signature on the signature page. This was recently required by the Registry of Deeds for recording of permits.

George Holmes presented pictures of the repaired basin located at Whitehall Way/Fox Run Road. George Stated that Bill Keaton has agreed to stabilize the repaired slopes of the basin with netting and seed and also to provide a copy of the cease and desist letter recently sent out to the property owner.

Cliff Matthews spoke with Town Counsel regarding the signing of the open space deed by both the Conservation Commission and the Board of Selectmen. Town Counsel would advise the Selectmen that they should sign the open space deed in order for the Commission to proceed with the release of the Certificate of Compliance for Bellingham Estates as it applies to state law not municipal law.

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