

**Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019**

Minutes of the meeting of January 23, 2013

Project: 105-710 & BWP-39
NOI

Project Description:
301 Wrentham Road – septic repair

Applicant:
Muriel LaCroix
301 Wrentham Road
Bellingham, MA

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

Plans: NOI & Repair of Subsurface Sewage Disposal System dated Dec. 18, 2012

Hearing time: 7:30 PM

Muriel LaCroix and Bill Halsing and Donald Halsing (Land Planning) were present when the hearing was opened by Chairman Cliff Matthews. Mr. Halsing stated that the existing cesspool on site has failed and the filing is for the construction of a new Title V septic system including a 1500 gallon tank, D Box and leach field. The closest point to the resource area is 65 feet. . Mr. Halsing stated that Scott Heim delineated the resource area on the site. Silt fence is proposed on the plan. No local upgrades are necessary. A Special Condition would include language that stockpile areas must be located within the confines of the siltation control and that the applicant should provide a copy of the approved Board of Health plan. Ms. LaCroix spoke about her history with the DPW and flooding issues on her land. The Commission had no further comments or questions. Motion was made, seconded and voted unanimously to close the hearing and issue an Order of Conditions.

Project: 105-709 & BWP-38
CNOI

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, Revised Jan. 21, 2013

Hearing time: 8:00 PM

Cliff Matthews opened the hearing. Present were Mr. & Mrs. D'Acie, Debra Omleary, Rudolf D'Acie, Donald Halsing and Bill Halsing of Land Planning. Cliff Matthews stated that the Commission had walked the site on Saturday, Jan. 19th and verified the bordering vegetated wetlands delineation. At the time, the applicant presented information on the surface water testing and site cleanup. He stated that the testing results demonstrated that the site meets all applicable DEP standards for hazardous materials. In addition, the Commission had requested that the applicant remove any solid waste and debris from the resource area and construct a fence with haybales (on the upland side of the fence to act as a bio-filter) at the 25 foot No Disturb Zone. Mr. Halsing then presented the revised plans and stated that the revisions include the location of a four foot high chain link fence with haybales as requested. The newly proposed fence connects to the existing fence at the rear of the property. After comments on monitoring of the site by Brian Norton and Michael O'Herron, the Commission reviewed the reports that were submitted previously. The Commission will include in the Special Conditions to the Order of Conditions; that the applicant shall copy the results of the surface testing this spring, that all debris is to be removed from the resource area, that the fence is to be staked out and inspected by George Holmes before construction and that the fence may be constructed in the spring when weather conditions are more favorable. Motion was then made by Barry Lariviere to close the hearing and issue and Order of Conditions, Motion was seconded by Michael O'Herron and voted unanimously.

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Project: 105- & BWO-40
NOI

Project Description:
Chapter 40B project "Taft Estates"
Two cul de sacs, 20 single family dwellings,
Stormwater management, open space

Applicant:
Tim Jones
PO Box 934
Wrentham, MA

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

Plans: 40b Comprehensive Permit Project Definitive Subdivision, Taft Estates, Sheets 1 – 8, dated Aug. 4, 2012 Revised Dec 21, 2012 ;Sedimentation and Erosion Control Plan (One Sheet) dated Aug. 4, 2012, Revised Dec 21, 2012; Taft Estates Stormwater Report Revised Dec. 21, 2012.

Hearing time: 8:30 PM

Tim Jones, Donald Halsing and Bill Halsing were present when the hearing was opened by Cliff Matthews. Bill Halsing stated that the filing is for the proposed Chapter 40B project entitled "Taft Estates" located at the site of the old Bellingham Drive In. Arnolds Brook is located on the easterly side of the site. The 25 ft. 50ft and 100 ft buffer zones are located on the plans. Twenty single family homes are proposed on two cul de sacs and all efforts have been made to stay as far from the resource area as is feasible. The cul de sacs include grading, catch basins, and an infiltration basin including an emergency spillway. The site is serviced with town water and sewer. Mr. Halsing stated that proposed erosion control includes straw wattles and silt fence and also that the basin will serve as a sediment basin during construction. Cliff Matthews then noted that the Stormwater Report must be signed and stamped by the engineer. Cliff also stated that the rain garden easement should be better defined on the plans. Mr. Halsing agreed to make these two revisions. Discussing the rain gardens further, Cliff noted that the rain gardens would have to be maintained by the town after the town accepts the roads including replacement of any expired plantings. The Commission then discussed the grassy swale alternative to the proposed rain gardens. If the rain gardens are preferred by the ZBA, the Commission would request that a post and rail fence be installed to protect them. Cliff will contact Tom Houston, ZBA peer reviewer, to discuss this issue. Cliff then stated that the Notice of Intent filing included several waiver requests under the local bylaw. He stated that the Commission will require a deep hole test in the center of the proposed infiltration basin to assure that infiltration will occur. The applicant agreed to provide that information. Tim Jones stated that the project would be phased starting at Road "B" using the northerly side of the site (Road "A" area) for stockpile operations. Once Road B is completed, the project will move to the Road "A" construction. The Commission then began discussion on the 4.5 acre proposed open space portion of the project. Cliff stated that most of the land is resource area but that it abuts existing Conservation Commission land to the northeast. At the request of the Commission, the applicant agreed to investigate location of a fence (on the four northerly lots that abut the open space) to mark the No Disturb Zone and open space. Bill Halsing stated that the wetland flags were installed in December. Members of the Commission will walk the site at their convenience. Barry Lariviere made a motion to continue the hearing to Feb. 27th at 7:30 PM. The motion was seconded by Lori Fafard and voted unanimously to continue.

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Project: 105-711 & BWP-41
NOI

Project Description:
6 & 8 Mill Street – expanded parking

Applicant:
Peter & Janette Sergio
152 Lovering St.
Medway, MA

Representative:
Paul DeSimone, Colonial Engineering
11 Awl Street
Medway, MA

Plans: NOI & Conservation Plan of Land in Bellingham dated Jan. 7, 2013

Paul DeSimone was present when Cliff Matthews opened the hearing. Paul DeSimone stated that the applicants had cleared an area on the site for parking that is located within the buffer zone and then placed the large dirt pile from the clearing onto the abutting lot. He stated that the applicants propose to remove that dirt pile, grade the area for parking and place approx. 38 large boulders every four feet along the edge of the parking area at the rear of the property to prevent further intrusion into the buffer zone. Mr. DeSimone stated that two large trees on the site would be preserved. He stated that the contour of the site is relatively flat. The Commission noticed that an area designated as “woods” on the plan located just outside the 25 foot No Disturb Zone is proposed to be leveled for parking. Mr. DeSimone remarked that this area is currently “scrub brush” and that the applicant would modify the plan if the Commission requested. Cliff Matthews stated that the Commission’s concern is the proposed activity of parking of large trailers in the buffer zone. A site walk was scheduled for Sat. Feb. 2nd at 8:30 AM. Barry Lariviere made a motion to continue the hearing to Feb. 13th at 9:00 PM. Motion was seconded by Neal Standley and voted unanimously by the Commission.

The Commission signed:

Orders of Conditions: 105-705 & BWP-34/Unit 58 Geordan Ave/sfd/Lakeview Est/Bell Res.
105-706 & BWP-35/Unit 59 Geordan Ave/sfd/Lakeview Est/Bell Res.

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

George Holmes will contact Jay Talerman to request intervention with the Board of Selectmen on the open space deed at Bellingham Estates. Town Counsel had advised Cliff previously that he 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 not municipal law.

The Commission is receipt of a letter from Gibbs Oil, 320 Pulaski Blvd., on their statement that the project is non jurisdictional to the Commission. The applicant proposes to move the gas station from a leased lot to the abutting lot that they currently own.

DEP has upheld the Commission’s denial on the Silver Lake sewer project #105-698.

Mr. Antonellis has contacted George Holmes on the former Cumberland Farms project located at 340 South Main Street. Cumberland Farms had requested a Certificate of Compliance and release of a replication bond so the Order of Conditions is no longer valid. George will advise Mr. Antonellis to file a new Notice of Intent for the project.

George Holmes received a request from Roger Oakly, School Maintenance Director, to schedule a walk At the Stall Brook School site to assess current flooding issues at Stall Brook School .George will contact him to arrange a visit.

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The proposed de-watering operation plan for Denault Drive and Paine Street detention basins was reviewed by the Commission. George Holmes is in contact with Mark Mangello of LEC to seek additional information regarding the capacity of the proposed de-water bag and to request any suggested additional steps in the de watering operations to attain better water quality before releasing the filtered water into the river.

The minutes of the meetings of January 9, 2013 were accepted with a few minor corrections.

The MACC Annual Conference will be held on Saturday, March 2nd. Commission members should submit copies of their registrations and payment for voucher signing and payment reimbursement as soon as possible.

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