

**Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of September 25, 2013**

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**

Continuation time: 7:30 PM

Cliff Matthews opened the continued hearing. Austin Turner of TetraTech and Tom Sexton, peer reviewer, were present. Austin Turner distributed two page handouts "ModFlow Mounding Summary" to board members that demonstrated his efforts to try and achieve DEP's requirement of a two foot separation to groundwater from stormwater recharge and wastewater infiltration intersection in his mounding analysis. He stated that the reports represent a sensitivity analysis for functionality. He added that in order to improve the stormwater management systems results, he would have to make the system bigger or send less water to the system. Tom Sexton added that he could also make the system less shallow and Cliff Matthews added that the applicant could also reduce the impervious square footage on the site. Austin stated that in the concept summary report, he is proposing to enlarge the stormwater system. Cliff Matthews stated that parts of the stormwater system are currently a half acre in size. Cliff stated that the project is in the Water Resource District and that requires four feet of separation to groundwater. Austin Turner stated that he is unsure if the project will achieve the four foot separation without huge alteration to the site. Cliff stated that reduction in impervious parking areas (i.e. using parking garage) would help, that the site is proximate to Well #12 and that groundwater mapping shows that the infiltrated water will flow towards the town's well. Tom Sexton added that once the quality of water from the well is compromised, there is little that can be done to revert back to uncontaminated water. Mr. Turner stated that the process is very complicated and that he is working on better solutions. Cliff stated that he spoke with Ann McMenemy the previous Saturday on a site walk and that she mentioned that she would be filing an ANRAD filing under the local bylaw for this project. There are many isolated wetland areas on the site that will be jurisdictional under the local bylaw. The Commission suggested that the project will probably have to be downsized because of the proposed intensity of use and its massive impervious square footage. Barry Lariviere made a motion to continue the hearing to November 13th at 7:30 PM. The motion was seconded by Michael O'Herron and voted unanimously by members of the board.

Commission members voted to cancel the meeting of November 27th due to a conflict with the Thanksgiving holiday.

The minutes of the meeting of September 11, 2013 were accepted.

George Holmes will contact W.S. Development or Ann McMenemy to report that the Commission has not yet signed the Certificates of Compliance for Charles River Center prepared for signing this evening because maintenance of the site is not yet complete.

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Cliff Matthews stated that the proposed Pine Hollows subdivision has been submitted to the Planning Board, however, the application fee bounced. The Commission has not received a filing from the applicant.

George Holmes stated that he contacted the owner of 3 Andrew Street regarding a violation behind his property that members of the Commission saw at a recent site walk for Marinella's ANRAD for "Elmshade". Mr. Holmes wrote a letter to the homeowner, after meeting him on site, confirming that the owner understood that he would not dump any more brush, debris, grass clippings in the buffer zone.

The Special Town Meeting Warrant is posted on the town website.

Cliff stated that the Commission is in receipt of an email from Don DiMartino inquiring of the status of the open space at the Pine Acres subdivision at Wrentham Road. Mr. DiMartino would like to expedite the transfer of open space in order to connect the newly planned water treatment plant at Wrentham Road (that is not yet permitted) to the sewer easement on the open space. The Commission sent a copy of an email dated May 2012 that included the draft open space deed which the Commission sent to Jay Talerman for review at that time. No action has been taken since then.

Cliff Matthews spoke with Mike Morin of the Homeowners Association for Bellingham Estates today to answer questions Mr. Morin had on the maintenance issues for the walking trails and the site. Cliff sent Mr. Morin an email with the O & M Plan of record to clarify the on-going maintenance responsibilities of the Homeowners Association for Bellingham Estates stormwater management systems.

The Conservation Commission is in receipt of the final monitoring reports dated 9/23/2013 from Mark Manganello of LEC Environmental of the Pearl St. (105-694 & BWP-22) and Maple St. (105-695 & BWP-21) filed by the DPW. The photos that were included in the report were from July and did not reflect the current conditions of the sites. George Holmes will contact Don DiMartino regarding requesting Certificates of Compliance for the two projects.

Marinella Construction is on the Planning Board agenda tomorrow evening to discuss the road and subdivision acceptance of North Woods II at the October Special Town Meeting. The Planning Board had written a letter last week dated September 13, 2013 stating that they voted not to recommend street acceptance at that town meeting. The applicant continues to work on the restoration of the open space and the deeds have not yet been conveyed. Stacey Wetstein will be walking the site tomorrow, Thursday, Sept. 26 with the developer for another inspection.

A site walk was tentatively set up for Sat., Oct. 5th to continue the review of the resource area boundary for the project entitled, "Elmshade" proposed at North and Blackstone Streets.

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