

**Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of April 13, 2016**

Project: 105-779 & BWP-131
NOI

Applicant:
Mark Pillote
Campanelli Bell. LLC
10 Campbell Dr.
Braintree, MA

Project Description:
160 High St. – 600,000 sf. & 300,000 sf. Distribution facility, septic, storm water management

Representative:
Brandon Li
Kelly Engineering Group Inc.
0 Campanelli Drive
Braintree, MA

Plans:
Continuation time: 7:30 PM

David Kelly from Kelly Engineering Group, representative for the applicant, stated that all the test holes for the project are now on one plan. The numbering system starts in the south side. The yellow line indicates the Water Resource District area on the map. They just received the 2nd peer review letter from BETA from the Planning Board. Their goal is to respond to BETA and PSC and incorporate the Conservation Commission's requirements into one final document and plan set. As required, the Frimpter method to determine groundwater in locations where none was discovered in the field, has been utilized. Cliff Matthews stated that the local bylaw requires 3 test pits in the detention basins (test pits 10, and 11 are in the berm). They are seeking a waiver to the groundwater regulations in our local bylaw. David Kelly stated they will not be asking for a waiver for all of them – only one from the middle pond #2, they think they can bring the bottom of the pond up somewhat – but not 2 feet. They can adjust the configuration of the pond. Groundwater separation waiver and lining the bottom of the pond with a clay or impervious barrier will be their approach. They stated that they thought they could solve all the design issues except in this middle pond, but this will have to be demonstrated. We are concerned with buoyancy issues as the groundwater rises and make contact with the bottom of the lined basins. A Waiver request for separation to groundwater is still a possibility. There will be 40 acres of impervious surfaces. Neal Standley asked if the challenge of the site is the buildings and their size. He also asked if the detention ponds could be made shallower. Cliff Matthews asked about the volume of water based on various storms. He reminded the applicant we don't deal with noise, light, or traffic issues – just the Wetlands Protection Act and the local Bylaw. Mike O'Herron asked about what runoff would go into basin #2. The roof of the larger building and its corresponding front and rear parking areas would be directed to basin #2, was the response from the applicant. He also asked if it all the detention basins would eventually drain into the Charles River. The response was yes. The intermittent stream on the site flows east to the Franklin area through the Mine Brook Watershed.

The Conservation Commission then continued reviewing the comments letter responses from Tom Houston of PSC, dated March 10, 2016, where they left off after the meeting of March 23.

11. The DEP doesn't require mounding analysis. The Commission however, insists that a mounding analysis is required for all areas where recharge is proposed. The Commission's concern is that under certain conditions, elevated groundwater may intercept stormwater being infiltrated, limiting storage capacity in the stormwater management system.

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12. This comment is critical to the project – according to Cliff Matthews. Due to the amount of impervious surface and poor soils, post construction stormwater runoff will increase up to the twenty-five year storm event. David Kelly responded that DEP encourages increased volume under certain conditions in order to maintain minimum stream flow. Cliff Matthews stated that for the month of June, July and August, this would be beneficial, however for the rest of the year increased volume is inconsistent with the town's Bylaw Regulation. They believe it will be impossible to meet our requirements under the bylaw. They will consider pervious pavement, bio swales & other design features to increase recharge. Cliff stated that low-impact development would help but everything necessary to reduce post construction volume, including reducing impervious surfaces, must be considered. We are not ready to grant a waiver, but will review the information when it is provided.

14. Ties back into comment #12. Cliff Matthews stated modeling is a requirement. The basin liners will have a similar effect to that of frozen conditions. We want to investigate the capacity and asked the applicant to provide it for us. The applicant responded that they would be fully mitigating a peak storm (100 year event). Peak wise – the applicant must meet the requirements.

15. No comments.

16. David Kelly stated there are many trees and they can't save them inside limit of the work. They will try to save trees but to measure all of them, they felt was unreasonable. Michael O'Herron asked what the number of trees was that would remain and how viable will they be with 2 large buildings and all the paved areas on the site. Shading was discussed besides habitat, and the effect on adjacent resource areas and wildlife. Cliff Matthews stated that during our initial site inspection the smaller isolated wetlands were not verified. The Commission will need to schedule a site walk to verify the size, location and types of those resource areas.

David Kelly pointed out that supplemental plantings will be made in the buffer zone to the newly created wetland replication area. Neal Standley stated that we would like to see the applicant reintroduce plantings and replicate to the best extent possible vegetation that is being removed. David Kelly responded that they would look into it.

17. Test pits in the upper corner are in the highest groundwater point.

18. The Commission required accurate sediment erosion control plans. David Kelly commented that storm water sediment and erosion control plans have been provided, however it was only the most basic type of information showing location and typical type. The applicant suggested that once the detailed SWPP Plan was developed pursuant to the NPDES permit, those details would be provided to the Commission thirty days prior to when the initial sediment and erosion control inspection takes place. Neal Standley questioned if this site contains two lots. If so, that may require separate operation and maintenance plans for each parcel. The response was that the system is divided that way. Mike O'Herron questioned since detention basin 2 is between the 2 buildings whether that would cause an issue if the property ownership was split between the 2 lots. David Kelly responded there is a common maintenance agreement for that basin.

19. We are making progress on this point & are waiting for additional information, according to Cliff Matthews.

Neal Standley moved to continue the hearing to 7:30 PM on April 27, which was seconded by Shawn Wade, and passed with a unanimous vote.

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8:40 PM - Informational – Old Business

Tim Jones – from Taft Estates – (the former Bellingham Drive-in) - informed the commission that most of the houses are built and yards are grassed to the existing tree line. Silt fences are between the tree line and the houses. The initial permit was for fencing to be installed along the silt fence line. Mr. Jones is requesting that the fencing be moved back to the tree line. All the disturbed areas have been planted with grass. The detention pond is almost complete with fencing around it (including a 6 inch critter clearance space at the bottom). Because this is a 40 B project, our bylaw is waived, but since Tim had filed under the bylaw, he was requesting permission to make this change. He requested that the Conservation Commission review the site on a field trip. The property bounds are almost all placed. The stakes are in so we can see them. Between the tree line and the rear property line is the Do Not Disturb area. Badges indicating that will be on the fence. Cliff Matthews stated that the commission would review this once the bounds are set. Tim Jones also requested that we look at the broad grassy drainage swale between properties as people wish to put up privacy fences along that area.

Updates:

Railway safety class – A 2 hour class in Somerville, Massachusetts is being required by the rail company, before we could walk the rail right-of-way. Cliff Matthews will draft a response about not going to the training and having them provide security/safety, as was done before.

Request for a Certificate of Completion – 7 Edge Hill Ln. – off the town common. Cliff Matthews went out to see it. It was from 2009, and looked all in order. He recommended that we approve a C of C – Neal Standley moved it, Mike O'Herron seconded it, and it was passed on a unanimous vote.

Algonquin Gas – they wish to use a geo-probe to gather information on a section of line between Medway and Bellingham across the Charles River. They would use soil borings – to determine if directional drilling could be done.

Request for a Certificate of Completion – 9 Susan Ln. - Cliff inspected the site. Everything looked good. He entertained a motion to approve a certificate of completion moved by Shawn Wade, seconded by Mike O'Herron, and passed on a unanimous vote.

Beaver Pond – 2 adjacent parcels – Algonquin Gas is inquiring to the commission –who owns the property. We own significant frontage on the pond. There's substantial wildlife out there. One parcel is a mystery with no known owner. If we are interested in them we may acquire them, as they are landlocked and undeveloped. Cliff Matthews urged the commission to look into acquiring this property as additional buffer for another parcel nearby that is owned by EMC. This would allow us to better protect the area's resources.

Arthur Allen asked about storm water management systems of the new owners of the Varney site, Dauphinas Concrete. The DEP worked with Varney years ago – requiring a concrete/mining/maintenance plan.

Open Space Survey – Mike O'Herron and Brian Norton are contacting Gino Carlucci about the open-space survey and will follow up.

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Oak Terrace – North end - Neal Standley reported that people had been dumping yard waste for a substantial period in that area. A Jersey barrier was placed there years ago. Everything had decomposed and a neighbor had called for the Jersey barrier to be removed. Neal recommended removing the barrier (which no longer seems to be serving any purpose) and place a No Dumping sign instead. Cliff Matthews will respond to the parties, about that change.

April 30 – Earth Day cleanup in Bellingham - Shawn Wade stated that Mike Roche had been the main contact about this event. Lori Fafard suggested he contact the technical director for the school department and the town notice email director, to spread the word.

The minutes for 3/23/16 - were discussed for clarification and will be more thoroughly reviewed by Commission members prior to the next meeting.

Mike O'Herron moved to adjourn, seconded by Neal Standley and passed unanimously at 9:37 PM

Attending the meeting was: Cliff Matthews, Brian Norton, Shawn Wade, Neal Standley, Lori Fafard and Michael O'Herron.