

**Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of December 14, 2016**

Project: 105-784 & BWP – 137

CNOI

Applicant:

K & S Realty Trust
1 Stallbrook Rd.
Milford, MA 01757

Project Description: Hixon Street – Hartford Village II. Construct six (6), three unit structures within the 100' buffer zone

Representative:

JP Connelly
Andrews Survey & Engineering, Inc.
104 Mendon Street
Uxbridge, MA 01569

Plans: NOI & revised concept plans

Hearing time: 7:30 PM

Cliff Matthews opened the continued hearing. JP Connelly was present for the applicant. The current proposal is for six three unit buildings off Village Lane. The current configuration eliminates grading within the 100 foot buffer zone for all of the units. There will be some grading within the one hundred foot buffer zone grading for the stormwater management structure. Soil profiles were performed both in the existing basin and the proposed location of the forebay and soils were better than anticipated. Additionally, infiltration tests were performed at both locations. As a result, the size of the stormwater management system will be reduced. The structure remains large, however, because of the requirement to meet the 25 year no net increase in volume requirement. Test holes and infiltration tests were witnessed by Cliff Matthews in the field. The applicant will seek a waiver in order to be exempt from providing additional freeboard over the one hundred year storm event. In order to facilitate infiltration during frozen conditions the applicant proposes using perforated pipes with risers in the basin bottom. There are no roof leaders due to inconsistent water tables and the roof run off is being directed into the stormwater management system. Cliff asked them to recalculate the volume and velocity numbers. The project continues to be under review with the Planning Board. The Planning Board permit originally issued for Hartford Village I will need to be amended as one of the three building units of the current proposal would be located on the site of the original Hartford Village I. Jim Kupfer is awaiting requested legal information relative to this item. Harry Hamjen, from 35 Hixon St. mentioned his concern about the project getting closer to his property with mature trees along the property line. He asked about the project area further north. Cliff didn't think it was in the Conservation Commission's jurisdiction and suggested that Mr. Hamjen continue to input the Planning Board process. Due to the legal issues outstanding, Cliff recommended continuing the hearing until after the next Planning Board meeting which is scheduled for January 12, 2017. A motion was made by Neal Standley and seconded by Michael Roche continuing the hearing to the evening of Jan. 25, 2017 at 7:30 PM. Motion passed unanimously.

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Project: BWP – 154
RDA

Project Description: 315 Lake St. – Addition to existing house

Applicant:
Brett & Elizabeth Sullivan
315 Lake St.
Bellingham, MA 02109

Representative:
Applicant

Plans: RDA and Maps On Line, 315 Lake Street, Bellingham 10/26/2016, Architectural Drawings, 10/26/2016
Hearing time: 8:00 PM

Cliff Matthews opened the RDA meeting. Mr. and Mrs. Sullivan were present. The proposal is for an addition to an existing single family home. The addition will be flush with the back of the home. Cliff went out and inspected the site. The wetland area is 80 feet away. He recommended a negative determination with conditions; silt socks around the area where the construction will take place, any material should be stored to the north on the sites. They are hooked into sewer and will need to excavate a pipe for a new connection. Cliff accepted a motion to close the meeting and to issue a negative determination with conditions which was moved by Neal Standley, seconded by Brian Norton, and passed on a unanimous vote.

Project: 105-779 & BWP-131
CNOI

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

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

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

Plans: NOI & Site Development Plans, Sheets 1 -23, Nov. 11, 2015, Rev. Oct. 21,2016; Stormwater Report & O & M Plan 11/11/15, Rev Oct. 21, 2016
Continuation time: 8:15 PM

Cliff Matthews opened the continued hearing. Cliff stated that the items that needed to be considered at this meeting were some specific conditions that would be included in the Order of Conditions. Mr. Kelly presented a letter size plan with a concept for a new alignment that the applicant would be presenting to the Planning Board at their next meeting on December 29, 2016. According to Mr. Kelly there was a further reduction in the size of the project and he was confident that the Planning Board would accept this change. Mr. Matthews stated that the commission continues to support any further reductions in the scope of the project. Mr. Kelly suggested that an Order be prepared for the project as it is currently constituted and that the applicant seek an Amendment if there are changes in the future. The commission moved on to highlight specific items that would be included in the Order of Conditions

for the project as proposed. Cliff requested a revised copy of the Operation and Maintenance Plan including changes that have occurred as a result of both Planning Board and conservation review.

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Cliff stated that prior to construction a \$15,000 replication bond must be posted with the town. Additionally there will be a three year monitoring period for the replication. Mike O'Herron questioned if all the stormwater management structures would be constructed at the same time. Mr. Kelly indicated the likelihood that they would be built in phases. Cliff questioned the long term maintenance of the stormwater management system and indicated that it was a concern of both the commission and the Planning Board. Cliff insisted that the applicant provide an easement to the commission in order to inspect the stormwater management systems in the future. Mr. Kelly stated that he had never heard of such easements being granted. Cliff stated that it is a common occurrence with every subdivision permitted in town. Mr. Kelly countered by saying in a residential subdivision the town has expectation of accepting the roads and drainage structure. On an industrial site, this infrastructure remains privately owned on private property. Cliff again stated the importance of assuring compliance with maintenance tasks. Mr. Kelly suggested strengthening the provisions in the Operation and Maintenance Plan and even to the point of including photographic evidence of the structures pre and post maintenance condition. Cliff again mentioned the need for a final engineered sediment and erosion control plans thirty days prior to the required preconstruction conference. He also asked that Mr. Kelly provide an updated Waiver request specifically addressing conditions as they are now proposed. The applicant requested an Order of Conditions to be issued at our next meeting of December 28, 2016. Mr. Matthews responded that several members who have previously missed a meeting for the 160 High St. project would not be in attendance. The commission agreed to prepare an Order of Conditions for the project as currently configured for first meeting in January on the 11th unless additional information effecting the project became available. Continued hearings with the Planning Board are scheduled for 12/22/2016 and 1/12/17 so the commission will be informed as to any revisions that may occur. Mike O'Herron did not feel it was appropriate to prepare an Order in advance considering the scope and magnitude of the project. Once Cliff receives the requested information, he will distribute it to commission members. Cliff entertained a motion to continue the hearing to 1/11/17 which was moved by Neal Standley, seconded by Michael Roche, and passed on a 6 yes to 1 no vote (Mike O'Herron). After it was noted that the motion did not contain a time for the continued hearing, Cliff reopened with the time amended to 7:30 PM which was moved by Brian Norton, seconded by Shawn Wade, and passed on a 6 yes to one no vote (Mike O'Herron).

Project: 105-xxx & BWP-155
NOI

Project Description:
22 Center St. – septic system repair

Applicant:
Jeanne Sutherland
22 Center St.
Bellingham, MA 02019

Representative:
Bill Halsing
Land Planning Inc.
167 Hartford Ave.
Bellingham, MA 02019

Plans: NOI & Repair of Subsurface Sewage Disposal System, 22 Center Street, one sheet, 11/30/2016
Hearing time: 9:15 PM

Cliff Matthews opened the hearing. Bill Halsing of Land Planning Inc. was present for the applicant.

The proposal is for the repair of a failing septic system. The closest point of impact is approximately 90 feet from the resource area. There is no removal of trees. There will be a new tank, distribution box and leach field. The original was installed in 1963. The grades do not need to change. Soils are appropriate

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for a septic system and depth to groundwater is sufficient that no waiver or local upgrade is required. They will live load all used material. Cliff has inspected the site. There is a gas transmission line on the lot and immediately proximate to the area of proposed activity. Dig Safe needs to be called before repair of the septic system begins. Cliff accepted a motion to close the hearing and issue an Order of Conditions that was moved by Sean Wade, seconded by Michael Roche and passed on a unanimous vote.

Updates:

Minutes of November 9, 2016 – Michael Roche had several corrections. There was a motion to accept as amended by Neal Standley, seconded by Michael Roche and passed on a unanimous vote.

The meeting was adjourned at 10:07 PM on a motion by Neal Standley, seconded by Shawn Wade, and passed on a unanimous vote.

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