

Town of Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of February 24, 2016

Project: 105-761 & BWP-111

CNOI

Applicant:

Alan Nash
181 Congress St.
Milford, MA

Project Description:

Countryside Road – Pine Hollow Condos

Representative:

Robert Poxon, Guerriere & Halnon Inc.
333 West St.
Milford, MA

Plans: Site detention basin

Hearing time: 7:30 PM

Bob Poxon made the presentation. The developer wants to cut into the berm to create a new top to the basin. We do not want to allow sheet flow in this area. The Conservation Commission wants to prevent erosion during construction. Elevation is 6 feet higher at the berm. Cliff Matthews asked about the conditions to the east toward the units. They wanted to provide backyards for the new units and not cut into them for the detention basin. Neal Standley asked if they were proposing to get rid of that part of the berm. Cliff Matthews pointed out that he thought the issue of the berm had been addressed, but this presentation made him feel it really hadn't been. It appears they want to create a new berm at the 280 foot elevation. At the last hearing it was stated that they would enlarge the contours to the bottom of the basin. Mike O'Herron asked how close to the units the proposed berm would be. Mr. Matthews pointed out that much of this was new information tonight since the last hearing. Bob Poxon was asking us to reconsider the contours proposed originally, and emphasized they would not grade down the slope; they want to lower the berm 6 feet at the 280 foot elevation and then take the basin down from there. The soil materials are all A-type soils. Although they had staked the limit of disturbance, they had not staked the back of the basin. Cliff pointed out that was not what had been observed in the field by the Conservation Commission, where the back corner of the basin was above the elevation. Mike O'Herron asked if there had been a mistake in the staking. Brian Madden (LEC Environmental) suggested a preconstruction meeting to confirm details. Neal Standley asked if there will be maintenance on the lip of the basin. The wall was moved closer to the buildings, but not reflected on the plans presented before us tonight. The Conservation Commission must receive the latest set of plans. What triggered the Environmental Notification Form?

Mr. Matthews expressed his concern with the management of the property. The question was asked: "Who would pay for Conservation Commission requirements?" Brian Madden said that the Natural Heritage indicated that we didn't need to have a plan, because it was "a natural setting". There are management rights reserved through the Conservation Restriction (CR) area with native seed mix. Maintenance requirements for invasive species or fallen trees; but otherwise the area should be left natural. Secondary access road areas will be re-seeded and left alone (see page 8 by Fisheries and Wildlife) – Revegetation Management Sketch 2/8/16. Countryside Road silt fences and erosion controls for turtles and wildlife were accepted by Massachusetts Fisheries and Wildlife. The condo association must maintain the basin and storm water structures, when the project is done. Concrete bounds and signs will be posted around the perimeter and area abutting the open space. Brian Norton had a concern on the Conservation Restriction. Brian Madden said that Natural Heritage, to issue the permit, stated that the Conservation Restriction must have a statement of interest (with a proposed six-month clock to be acted on), from the Conservation Commission. Cliff Matthews said we could close the hearing,

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with approval from town legal counsel. EA would approve the CR. Brian Madden asked for an email to be sent to him about the Conservation Commission's interest in the space, which would allow him to move forward with the Natural Heritage application process. Conservation Restriction plans could be tweaked, but the declaration documents can be recorded. The Conservation Commission did not wish to close the hearing unless the CR is permitted, with the revised plans. Neal Standley moved to continue the hearing at 7:30 PM on March 9, was seconded by Brian Norton and passed with a unanimous vote.

Project: 105-776 & BWP-128 Project Description:

CNOI

316 Hartford Ave. – ground mounted solar array

Applicant:

Joey Pellegrino
385 Solar, LLC
265 State Street
Springfield, MA

Representative:

David Cowell
Hancock Associates
315 Elm St.
Marlborough, MA

Plans:

Continuation time: 8:25 PM

Cliff Matthews opened the hearing & read the notice. The applicants were not present at this meeting. Mr. Matthews stated the situation was that the landowners and the town were discussing an easement/access driveway. The town was negotiating with the developer regarding improvements to the road. There are changes coming from the planning board regarding entry into the site. Neal Standley wanted to continue the hearing until we get more information, at our convenience. Mike Roche moved to continue the hearing to March 23 at 7:30 PM, seconded by Brian Norton, and passed on the unanimous vote.

Project: 105-779 & BWP-131

NOI

Project Description:

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

Applicant:

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

Representative:

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

Plans:

Hearing time: 8:35 PM

Cliff Matthews stated that the peer reviewer letter is important, and his concern is with the groundwater and hydraulic pressure. They're paving much of the site, and creating substantial other impervious areas with buildings. No one from the general public was present. We were reminded this will be a similar project in scope to the Shoppes at Bellingham in the north end of town. John Rockwood will do a presentation on the replication areas proposed. They have done the local filing and state permit application. Cliff Matthews accepted a motion to continue the hearing to March 9 at 7:45 PM by Mike Roche, seconded by Neal Standley, and passed with a unanimous vote.

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Project: 105- xxx & BWP-134
NOI

Project Description:
Replace failing septic system

Applicant:
Marcia Garland
62 Steven Rd.
Bellingham, MA

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

Plans: septic replacement plans
Hearing time: 9:15 PM

Cliff Matthews reported that several Conservation Commission members went out to the site on Saturday 2/20/16. Five or six trees are over the property line and the abutter doesn't mind if they're taken out during the installation of the leach field. The power pole is on the lot line. The septic field will not be in the way of the powerline guy wire. Bill Halsing stated the utility pole was out of the construction area. The new septic system leach field will be mounded – 2 to 3 feet above the current elevation in the front yard, due to the high level of groundwater.

Mike O'Herron motioned to close the hearing, seconded by Mike Roche, and approved unanimously. We signed the Order of Conditions this evening.

Project: 105-xxx & BWP-135
NOI

Project Description: 26 Pearl St.
Demo and removal of existing, structurally unsound, mill
buildings complex

Applicant:
Town of Bellingham

Representative:
David Cloutier
Nobis Engineering
585 Middlesex St.
Lowell, MA 01851

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Plans:

Hearing time: 9:20 PM

The Conservation Commission performed a site walk on 2/20/16, including entering the building. Adam Roy was filling in for Nobis Engineering during the site visit. Several observations and points were made, regarding best management practice for the project to protect the stone walls along the Charles River, where it passes under the building. Ideas for conditions during the demolition were discussed, and Cliff Matthews stated there should be notes on the plans and at preconstruction meeting regarding

demolition methods and safety precautions. Adam Roy suggested that instead of netting under the building, metal sheets in the building on the 1st floor, might do a better job of keeping debris from falling into the Charles River during the demolition. It was suggested that netting booms instead be placed in the river immediately downstream from the building (attached to the stone/concrete retaining walls), to catch floating debris. The contractor must submit a demolition plan, clearly identifying each participant's responsibilities and planned actions. Neal Standley had observed on-site, that he was concerned with the "ifs". What happens if something falls into the river? An ecological risk assessment was done in 2014. Sediment testing was done also for contaminants. We can condition the work in such a way that an emergency plan would be in place; including perhaps, chains which could remove debris from the river as needed. Mr. Matthews recommended a demolition plan with the bid, as a good way to proceed.

Neal Standley inquired about whether there was a plan to remove the outfall pipe that crossed the Charles River on the downriver edge of the building. Adam Roy stated it would stay in place and everything below grade in the building structure would also remain. Cliff Matthews stated the cement floor of the building appeared to be tied into the channel walls and should remain. Dennis Fraine stated there were two parts to the project – first, asbestos and any other identified contaminants/hazardous materials would be removed; and then demolition of the rest of the building would take place. The estimate was \$800,000 to do the work. It would be bid out, and taken to the town meeting in the spring. The town had taken back the building in 2001. EPA grant paid for the wool piles to be removed. The demo plans submitted with the bids was the conservation commission's recommendation for proceeding. No filing of NEPTES is needed. We will have the prepared for the next meeting. Mike Roche moved to continue the hearing to March 9 at 7:20 PM, was seconded by Neal Standley, and passed with a unanimous vote.

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Updates:

Oak Terrace – there was a request for certificate. Neal recommended issuance. The area has been stabilized according to. Conservation Commission signed the certificate tonight.

Farm Street – Industrial commercial project – Planning Board permit has expired. They completed the filing & the planning board extended their permit. Conservation Commission discussed different time periods to extend the project and agreed on 3 years. Lawsuits were involved in the project, which is why it was delayed. Mike O'Herron suggested the Conservation Commission extend the permit the same timeframe as the planning board. (Signed)

Town of Bellingham extension permits – Silver Lake & Jenks Reservoir. Cliff advises to extend for 3 years. (Signed)

Bellingham Shores – Cliff has a copy of the yield plan. Planning board should pay attention to the storm water structures. There will be a planning board meeting on 2/25/16. The Conservation Commission reviewed the Shores of Silver Lake conventional buildout plan, tonight prior to the planning board meeting.

A questionnaire about the town Open Space Plan is now on the Conservation Commission Facebook website, for people to answer. Shawn Wade will monitor the responses.

Minutes were approved for 1/13/16, 1/27/16, & 2/10/16 with the correction of Shawn Wade's name on 1/13 & 2/10. Lori Fafard moved to accept with the corrections; Neal Standley seconded, and was passed with a unanimous vote.

Brian Norton moved to adjourn, Mike O'Herron seconded, and it was passed on a unanimous vote at 9:55 PM.

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