

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

**Project: 105-0777 & BWP-130**  
NOI

**Project Description:**  
Old Bridge Lane - Construction of three buildings.

**Applicant:**  
Longview Realty Trust  
120 Corey Quarry Dr.  
Milford, MA

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

**Plans: Buildings One & Two, Maplebrook, Condos**

**Hearing time: 7:30 PM**

This proposal is for the last two buildings coming onto MapleBrook Drive. Posts with medallions were shown on plans. Erosion control from the street was shown in proper places. Additional road control added along Old Bridge Lane. Cliff Matthews asked about roof leaders for the buildings. Robert Poxon showed them on the plans. Not pre-developed area – natural land. Most grading is planned near 50 foot buffer zone with a 3 to 1 slope off Building #2 in a fill area. Mike O'Herron asked about trees in the graded area. He questioned what would stop runoff from coming from the driveway into that area? Over time, what would stop contaminants from flowing down into the wetland area from the top the hill? Mr. Poxon suggested a berm along the driveway or to install wall and reduce some of the grading. Mr. Matthews suggested given the nearly 4 foot differential between the road / driveway/top of hill directing the runoff into the flatter area between the wetlands, would be preferable. It was determined that the Commission should make a site visit prior to a revision in the plans. The site walk was scheduled 8:45 AM on 1/16/16. Hearing was continued to 1/27/16 at 7:45 PM on a motion by Neal Standley, seconded by Shawn Wade and carried unanimously.

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**Project: 105-761 & BWP-111**  
CNOI

**Project Description:**  
Countryside Road – Pine Hollow Condos

**Applicant:**  
Alan Nash  
181 Congress St.  
Milford, MA

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

**Plans: Pine Hollow Condos**  
**Continuation time: 8:00PM**

Mr. Poxon, who was representing the applicant Alan Nash; requested a continuation to the Conservation Commission meeting on 2/24/16. Cliff Matthews cautioned the applicant's representative, that if they did not provide the requested information, the Conservation Commission would deny the project that evening. Hearings continued to 2/24/16, at 7:30 PM, on the motion by Neal Standley, seconded by Mike Roche and carried unanimously.

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**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: 8:05 PM**

Brian Goodrow & David Cowell were in attendance from Hancock Associates. They stated they already been before the Bellingham Planning Board, and would go again on 1/14/16. The Commission was in receipt of comments from Mr. Houston. Project is South and West of a large tract of wetlands. There is an access drive off the town owned right-of-way. This split on the northern part of the parcel. Storm water management will be – 30 feet from the wetlands and comprise secure fence/swales & gentle grading. Key points from peer review standpoint according to Mr. Goodrow: mitigating buffer zone impact – to the northeast, revised the seed mix to control shade mix, erosion control was planned as straw bottles but Mr. Houston wanted to double it with hay bales (two rows), and installing temporary swales during construction. The timing was also discussed – clearing, grubbing, and rough grading would occur first. There would be no major grade changing. They plan to re-loam the entire site and plant grass seed mix. Panel installation would involve only a crew of four people, with little anticipated disturbance, because they would only install posts. Mr. Cowell described how they would apply mulch on-site, slope breakers that create a terrace effect, and physically installed fiber rolls intermittently. Cliff Matthews questioned the finished grade. There will be a minimal amount of work with little post work. Fill material would be created on site, by exporting and importing within the site. During the Commission site visit, several flags were re-located to more accurately reflect the wetlands line. These areas were between flags #50 & 49 (20 foot relocation) and flags #47 & 48 (10 foot relocation). This line will be readjusted on the plans by the applicant, prior to the next meeting. It is anticipated that runoff will cause 6 inches of ponding. The 6' – 8' high perimeter security fence although with not within our jurisdiction, was requested to have a 6 inch clearance in the bottom for "critter migration". Applicant agreed that would not be an issue. Cliff Matthews will ask for additional suggestions from the peer reviewer, Tom Houston; regarding the site-specific issues around the composite curve # of 98 between flags #'s 58 & 64. Cliff Matthews questioned the functioning of the swale that would create a 1 to 1 ½ foot berm from the west to east to direct runoff. The 3 to 1 slope of the berm would be maintained after seeding, by a small lawn mower, 4 to 5 times per year – with routine inspections. Michael O'Herron questioned the need to remove grass clippings from area, and was informed that the mowing would utilize the mulching feature. The 6 inch berm between 9A & 10A would be protected with rip rap. Michael O'Herron asked about fertilizer for the grassed areas and possible runoff into the wetlands. Mr. Goodrow stated there would be no fertilizer use because of phosphorus restrictions. They could not give us a potential construction schedule. NIPTES - SWPPP – storm water protection plan – maintains regular inspections. Neal Standley asked about temporary sediment basins, we were told they would infiltrate the site. The Commission will get copies of monitoring reports. No topping of trees or cambering will

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take place around the perimeter. Mr. Goodrow asserted that the work is delineated on the plans, and Mr. Matthews stated that we would need to see the changes on the final plans and Mr. Houston's recommendations. Michael O'Herron questioned how many similar projects they have done (answer three in the New England area), and whether they had done any studies on the environmental impacts of solar arrays (i.e. temperature changes in the surrounding area). David Cowell offered to send the Commission, links and Power Point presentations he had available; of studies that been done on the impacts to wildlife caused by solar arrays.

Splash pads would be located along the entrance to the site, for the duration of the construction. The Bellingham DPW must put erosion control along the access road because that is not owned by the applicant. The full set of plans will be sent to the Conservation Commission after the Planning Board meeting and Tom Houston's comments are incorporated. The hearings continued to 1/27/16 at 8 PM on a motion by Shawn Wade, seconded by Mike Roche and carried unanimously.

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**Project: 105-773 & BWP-127**  
CANRAD

**Applicant:**  
Bellingham Res. #2 Realty LLC  
120 Quarry Dr.  
Milford, MA

**Project Description:**  
South Main, Center Street & Cross Street – Resource Area  
Delineation Confirmation, "Bellingham Shores"

**Representative:**  
Sean Malone  
Oak Consulting Group  
PO Box 1123  
Newburyport, MA

**Plans:**  
**Continuation time: 9:00 PM**

Cliff Matthews informed the Commission members there were 26 areas of discrepancies in the Resource Area Delineation noted by our peer reviewer from Natural Resources. Applicant has asked for a continuation and their wetlands scientist disagreed with several of the noted discrepancies. The peer reviewer and applicant will meet on 1/20/16. The hearing was continued to 1/27/16 at 8:30 PM on a motion by Neal Standley, seconded by Michael Roche and passed unanimously.

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**Project: BWP-107**  
NOI

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**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:**

David Kelly  
Kelly Engineering Group Inc.  
0 Campanelli Drive  
Braintree, MA

**Plans:**

**Hearing time: 9:15PM**

David Kelly & Mark Pillote were both in attendance. It was mentioned there is a lot of history on the site. 87 acres total. There is an intermittent stream north of the property. Lot #1 is 57 acres and a lot #2 is 30 acres. The project comprises two buildings – one 600,000 ft.<sup>2</sup> and one 300,000 ft.<sup>2</sup>, as well as parking, loading dock areas and driveways. There are a number of resource areas on the property (identified by a survey in 2008 – 2009 by Beals & Thomas). Recent wetlands line delineation survey has confirmed very similar lines to the 2008 survey. The zone isolated wetland at the intersection of Maple & High Street. There is a long vegetated line near the Charles River, and an intermittent stream picks up from route 495 on the north side. There is an abundance of multi-flora rose on the site. The main driveway will be off Maple Street with a driveway for trucks. They anticipate 300 parking spaces with possible expansion. The grade drops approximately 10 feet across the property. A portion is reasonably flat and there's an area that is steep going down towards the Charles River. The Adams – Ray Homestead (a Massachusetts historic site) is on the property and the applicant will avoid disturbing that area. There is bordering land subject to flooding associated at the Charles River. The border to the West is the Army Corps of Engineers. The closest area of development to the resource areas is 25 feet from the pond area and 35 feet from the buildings. They will make efforts along the edge of the property to preserve a border of trees/vegetation. There is approximately 2700 ft.<sup>2</sup> combined, between the two isolated systems. John Rockwood proposed a 6200 ft.<sup>2</sup> wet meadow replication area in a former agricultural area. The storm water management program is designed for two watersheds (North & South) into various areas (4 systems & 1 overflow area).

Applicant stated they had filed with the Planning Board and they put it out to BETA to review, and they had had a meeting with them on 1/12/16. Three test holes were completed that week. Soils are glacier till & drumlin with reasonably shallow groundwater and sand. They had located recharge components of the ponds (3). They are asking for three waivers from the Conservation Commission: separation to groundwater, runoff of soils, and not having to inventory all the trees within the center of the project. Peer review will be the next step. Cliff Matthews proposed using Tom Houston's proposal for peer review. Mr. Houston is very familiar with the waiver process. The Commission will go to review the site. He stated that the Commission is also familiar with John Rockwood's work and he could meet with us

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(he would be bringing the plans); the focus of the site walk would be on the variances between the two surveys. The ANRAD process was unnecessary, because the lines were done from previous projects. Mike O'Herron asked about contamination from loading docks runoff. Cliff Matthews asked about roof runoff infiltration. The applicant will go to the Planning Board on 1/28/16. Cliff Matthews asked for a motion to continue the hearing to 2/10/16 at 7:30 PM and for a site walk on 1/16/16. Neal Standley so moved, Mike Roche seconded and it was unanimously passed.

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**Project: 105 – 778 BWP - 132**  
NOI

**Applicant:**  
Susan Galbraith  
45 Lakeview Ave.  
Bellingham, MA

**Project Description:**  
44 Lakeview Ave.  
Replacement of retaining walls and site improvements  
**Representative:**  
William Halsing  
Land Planning, Inc.  
167 Hartford Ave.  
Bellingham, MA

**Plans:**  
**Hearing time: 9:45PM**

An existing cabin is on the lot. Retaining walls are in disrepair. They propose with replacing with precast blocks – and adjust the grading away from the building. Existing concrete pad for boat house will stay, but the roof over it will be removed and replaced with a metal roof. The retaining wall by the parking area behind the cabin is 25 feet from the shoreline and made up of collapsing railroad ties held up by a tree stump. All landscaping materials will be stored on the property on the parking area. Neal Standley asked about erosion control. There will be straw wattles to the left side of the cabin and on the right side of the cabin between the cabin and the boat shed. There will be a small amount of swale and tweaking of grades to facilitate proper drainage. A site walk was scheduled for 1/16/16 at 8:00 AM and the hearing was continued to 1/27/16 at 9:00 PM on a motion by Shawn Wade and seconded by Brian Norton, and unanimously approved.

10:10 PM – meeting was adjourned on a motion by Neal Standley, seconded by Mike O'Herron, and unanimously approved.

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