

**Town of Bellingham  
Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of January 27, 2016**

**Project: 105-xxx & BWP-133**  
CNOI

**Project Description:**  
81 Lakeshore Dr. – replace failing septic with new system

**Applicant:**  
Kathleen McClellan

**Representative:**  
Seth L. Lajoie & Associates Inc.  
PO Box 506  
Charlton City, MA 01508

**Plans: Septic system plans**  
**Hearing time: 7:30 PM**

Neal Standley opened the hearing in the absence of Cliff Matthews (who was running late). Seth Lajoie represented Kathleen McClellan. He stated they are proposing to attach the house septic line into a new leaching field, which will help to mitigate & protect the lake which is approximately 60 feet away. This is a steep lot and the work will involve live loading with very little stockpiling. Testing indicated no groundwater for 10 feet down. The residence is supplied with town water (not well). The Board of Health has approved the project. They plan to pump out from the cleanup and abandon the old system which is under the deck of the house. Straw wattles will be used for erosion control. When asked, Mr. Lajoie informed the Commission that Brian Cook would probably be a contractor doing the work. Mr. Stanley stated that the Conservation Commission could not approve the application at this time, because we had not yet received a Department of Environmental Protection number for the project; but that we would prepare the order for the next meeting. The hearing was continued to 2/10/16 at 8:40 PM on a motion by Michael Roche, seconded by Shawn Wade and carried unanimously.

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**Project: 105-777 & BWP-130**  
CNOI

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

**Project Description:**  
Old Bridge Lane  
**Representative:**  
Robert Poxon,  
Guerriere & Halnon Inc.  
333 West St.  
Milford, MA

**Plans: Buildings 1 & 2 – Maplebrook Condos**  
**Continuation time: 7:45 PM**

Mr. Poxon, who was representing the applicant, Longview Realty Trust reviewed the driveway discussion from the last hearing. Any runoff will go towards the road. The wetlands line was verified on Commission's site walk on 1/16/16. The applicant's representative had created a berm on the plans, for the runoff change. The curb line will be maintained after construction. Hay bales will be used during the construction for erosion control. Any existing or new silt fences will be removed when the construction is done. Plans were submitted with the discussed revisions. Mr. Matthews (who had joined the meeting, acting as a commissioner; while Mr. Stanley retained chairmanship of the meeting) made a motion to close the hearing, seconded by Shawn Wade and unanimously approved.

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**Project: 105-776 & BWP-128**  
CNOI

**Project Description:**  
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: 8:00 PM**

Neal Standley read the public notice for the hearing and then opened it to an update from the applicant's representative, David Cowell from Hancock Associates. He stated the third-party reviewer; Tom Houston requested specific grass planting materials & the Planning Board had asked about the access rights. He stated they were going to be meeting with the Board of Selectmen on February 8th. Brian Goodrow, (also from Hancock Associates) had reported to Mr. Cowell, that they anticipated that by February 14-15 **it should all be done**. They will relocate the wetlands flags in question to the areas we requested. National Grid would be getting solar credits, which is a motivation for them to get the project done quickly. Mr. Matthews said that the arborist needed to check for possible alterations. The commission had requested a report on the height of the trees. Cliff Matthews brought up the CN number – soil type and their values assigned. He's pretty sure that the CN 98 should be used. Mr. Cowell took notes to bring back to Mr. Goodrow's attention. Stormwater management planning **was getting under control**. Mr. Goodrow has been in touch with Mr. Houston, and Cliff Matthews has been emailed about the outstanding issues as well. The hearing was continued to 2/24/16 at 8:00 PM on a motion by Neal Standley, seconded by Michael Roche, and unanimously carried.

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

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

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

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

**Plans:**  
**Continuation time: 8:30 PM**

Mr. Sean Malone, representing the applicant provided a brief overview – they had filed an ANRAD – the third party peer review report was received by the applicant. It was done after Christmas. The areas of discrepancy noted by our peer reviewer from Natural Resources, were reviewed with the wetlands scientist from the applicant (Goddard Consultants) at the site on 1/20/16. The two parties came to a

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resolution of the proper location of the flags – with 2 new isolated areas identified. Mr. Malone had revised plans with the relocated flags on them, at the meeting. He stated that a memorandum had been sent to the commission regarding this. Mr. Stanley asked if we had heard from our peer reviewer, Ed. from Natural Resources; who had sent the initial email to the Conservation Commission.

Mr. Matthews asked Sean Malone to show us the plans with revisions. There were 25 issues which were a concern from Natural Resources including approximately 20 adjusted flags and two isolated areas. Three intermittent stream channels, noted in the Goddard memo on 1/20/16, were examined for identification. The N87 – N99 flags were removed, and a wetlands finger area was added in. The line between flags D28 – D22 was closed. An isolated area was identified between flags 289 – 300. The possibility was discussed of it being a vernal pool in a resource area. Bellingham's wetlands regulations protect isolated areas outside of resource areas. Mr. Matthews questioned whether there were vernal pool characteristics. Flag N96 was moved outward. It was determined that channelization hadn't changed. Flags M105 – 108 delineated a wetlands finger. Flag N84 was part of the flow of an intermittent flow between M178 – 179. Flag M213 - 219 was moved out. Flags M239 - 259 were confirmed. Flags D98 - 104 need to be adjusted. 100A & 100B connect with 104. D 37 was delineated. Although flags H 14 – 17 were questioned as to whether they should be adjusted upslope – it was decided – no changes it was correct. F1 & F2 – F1 connects directly to F3. Mr. Matthews advised Mr. Malone to **look into the storm water management structures**. They need to check with the Planning Board. We will also need confirmation on the vernal pool. Mr. Goddard needed to submit comments to Cliff Matthews. Sean Malone submitted plans to the Conservation Commission. He stated he was going to request a continuation of his hearing to the Planning Board on 2/25/16. The hearing was continued to 2/10/16 at 8:50 PM on a motion by Neal Standley, seconded by Lori Fafard, and unanimously carried.

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

**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: 9:00PM**

Bill Halsing reviewed the site walk that occurred on 1/16/16. There's a lot going on at the site. Cliff Matthews inquired about the details. Recon blocks will be used on the retaining wall. The drainage swale will be a slight V shape with a break point in the middle, to drain the water away from the cabin on the site. The location of the right-of-way for the road was questioned by the commissioners, who confirmed that it is the responsibility the town to maintain that right-of-way. New fill will be used to square off the parking area. A new boat shed will be located on top of the existing concrete slab. Mike O'Herron asked whether a silt fence would be located along the water. Mr. Halsing identified the silt fences on the plan (from the corner of the building to the concrete boat pad and to the left of the building). Straw wattles will be used in the sediment erosion control plan. Cliff Matthews made a motion to close the hearing which was seconded by Michael Roche and passed by unanimous vote.

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**Informational**

**Project Description:**

101 Mechanic St.

**Post Office Place 40B project**

**Applicant:**

Post Office Place, LLC

**Representative:**

Peter Lavoie

Guerriere & Halnon Inc.

333 West St.

Milford, MA

**Informational presentation: 9:15 PM**

Mr. Ron Nation **LLC – Connor Lane**, provided a presentation, along with Peter Lavoie. Detention basin has been installed. Now they would like to build 2 apartment buildings. Peter Lavoie described the difference between the structures – they took the approved layout and used the road into the site to locate 2 four-story buildings (45 units in each) with 70 parking spaces and 80 parking spaces – with catch basins in the roadway. Roof runoff will be into underground recharge basins. There will be stormceptors to remove TSS from the roadway run off. There is no sewer line on site so they will go across the neighboring property to tie into the sewer line near Crystal Way. They have access to an 8 inch water line. They will be maintaining the 25 foot no disturbed wetlands line. Runoff from the adjacent Post Office parking area that enters the property will go into the detention basin as well. Mr. Lavoie has designed a settling pond for that post office runoff with a plunge pool. Soil testing was done with the results of between 7 – 10 minute perk rates. There will be a retaining wall and plantings in the back, as designated on the plans. It was identified that this is a comprehensive permit – 40 B permit project. Applicant stated they would need to come to the Planning Board, Conservation Commission & other departments to sign off on the 40 B. Neal Standley asked about parking and the impervious areas. The Massachusetts Housing Authority wants to decrease the parking spaces. Roof runoff is allowed to be discharge directly into the ground because it's clean. The 1<sup>st</sup> building has a recharge from the roof. The 2<sup>nd</sup> unit has a separate line for recharge from the parking lot drainage. Mr. Matthews suggested resizing the basin and providing calculations. The isolated wetlands needs to be protected and will be kept natural. Conservation Commission owns property in the back of the units, to the south. The Commission requested that the boundary of the conservation property be badged and/or fenced. Brian Norton asked about the sewer line connection and whether the developer had contacted the Crystal Way Condo Association? Jim Kupfer, from the Planning Board asked about storm storage. Mr. Lavoie pointed out that it would be in the recreation area and up by the berm, identified on the plans. Mr. Matthews suggested to Mr. Lavoie that he check out how the infiltration area would work, if snow was plowed and piled up there. It was stated that snow should not be pushed into the north area of the 2<sup>nd</sup> building. Jim Kupfer asked about reducing the parking and impervious areas. He also questioned where future parking areas might be located and needed to be avoided. Mr. Matthews suggested expanding parking areas if required – to the west. Ron Nation went to the Massachusetts housing authority, and they suggested using fewer parking spaces. They had counted the spaces at the Jefferson Apartments, and found that there were 1.5 spaces per unit. It was mentioned that less impervious area on a developed site is always better, in our view. 25% of the units in a 40 B project must be affordable to qualify. There will be a left turn lane going west/north on Route 140 into the site, as well as sidewalk improvements added going to the east, on the Post Office side of the road. 10% of the new units must be three-

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bedroom units. Gas heat and water lines are already on site. Cliff Matthews asked for Peter Lavoie to investigate the storm water management system at the adjacent Post Office, to determine if they had maintained their storm water basins.

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Updates: The Planning Board administrator, Jim Kupfer went to a meeting in Franklin – regarding the AGT gas line between Medway & Bellingham. There would be minimal impact to homeowners because this is within the Medway utilities easement. There would be severe disturbance in the resource area 16 – 1 FERC. Jim reported about the dam removal on Pearl St. The town of Bellingham has 3 parcels. He suggested that the project comes to the Conservation Commission.

Cliff Matthews came in at 7:50 PM – Neal Standley asked if he had any information on the Pearl St. dam removal project. Cliff informed the Commission that the DEP has instituted a standard plan for dam removal projects. The preliminary information was passed out by Cliff. It involves sediment removal and dam safety. The comment period ends during the 1<sup>st</sup> week of February, and Mr. Matthews saw no deficiencies with the project.

The commission signed a **contract for PAC** – Wonderland distribution facility – High Street peer review – there will be a massive amount of recharge involved.

**35 Whitehall Way** – The property owner had requested permission to remove a dead tree and clear areas of vegetation in the no disturb area of conservation property behind his house. A site walk was conducted by Mike O'Herron, Lori Fafard, Brian Norton and (separately) Shawn Wade

**Observations** – there was lots of multi-flora roses & fox grape growing behind & over the backyard fence. The dead tree the property owner had requested be removed is in the no disturb zone. Brian Norton pointed out that if we start letting property owners clear areas and remove trees from conservation property; that other people may think that they could also do it. As there appeared to be no immediate safety issues, it was the consensus of the board that he should not receive approval to do any large-scale clearing or tree removal. Cliff Matthews will send them an email accordingly.

**65 Apache Rd.** – Anne Matthew spoke with the property owner on the phone (for approximately one hour) about their concerns in alterations of the landscape. Not a lot we can do about the ATV trails nearby. The property owner is very protective of the area's resources and incursions/development that may have occurred in the past. Volunteers were requested to take a look and speak to the man who wished to remain anonymous. Shawn Wade and Mike Roche volunteered to go see him and report back.

**Aquatic Control** got back to the Conservation Commission with pricing. Costs are: \$3,400 for Arcand Park and \$13,250 for Silver Lake and \$1,200 for phragmites control.

Neal Standley made a motion to adjourn the meeting, seconded by Michael Roche and carried by unanimous vote at 9:55 PM.

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