

**Bellingham  
Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of November 30, 2016**

**Project:** 105-794 & BWP-152  
CNOI

**Project Description:**  
30 Indian Run Road, New Septic System Construction

**Applicant:**  
Norman and Muriel Decelles  
273 Wrentham Rd.  
Bellingham, MA 02019

**Representative:**  
Paul DeSimone  
Colonial Engineering Inc.  
11 Awl Street  
Medway, MA 02053

**Plans:** NOI & Proposed Sewage Disposal System, one sheet, Aug. 12, 2016, REV Sept.10, 2016  
**Hearing time:** 7:30 PM

Cliff Matthews opened the hearing. The filing is for the construction of a new single family dwelling and septic system on the proposed lot. Steve Dexter of Colonial Engineering was present for the applicant. Mr. Dexter stated that he is seeking a variance for side setbacks on the pre-existing non-conforming lot. He stated that the septic system will be located in front of the house and disputed the existence of the intermittent stream stating that it is merely an existing drainage channel. Cliff Matthews argued that there are bordering vegetated wetlands up gradient of the drainage channel and that the drainage channel is an intermittent stream that directs water from the up gradient resource to Lake Hiawatha downstream. Mr. Dexter stated that the new septic system is located 52 feet from the intermittent stream and meets the requirement for new construction. A site walk has been conducted and the Order of Conditions was prepared for signing this evening. Cliff accepted a motion to close the hearing and issue the Order of Conditions made by Michael Roche, seconded by Shawn Wade, and passed on a unanimous vote.

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**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:** 7:45 PM

Cliff Matthews opened the continued hearing. David Kelly and Mark Pilotte were present. David Kelly began by stating this is his 10<sup>th</sup> time coming to the Conservation Commission. Mr. Kelly presented a brief review of changes that were proposed at our meeting of November 9<sup>th</sup>. At the meeting of the November

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9<sup>th</sup>, the commission had no opportunity to review the comment letter from our peer reviewer as it was submitted that day. The main issue remaining is meeting the Regulation requirement to recharge increased storm water volume up to the 25 year event. By taking advantage of good soils existing in the southwest corner of the site, by eliminating the sediment forebay, by utilizing an upstream mechanical structure and by further increasing the area of the infiltration basin, the applicant has managed to infiltrate all but eleven percent of the increased volume. The commission was encouraged by the continuing efforts to meet the standard. They have reduced the impervious area by an additional 20%. Shawn Wade inquired if there are any other options that would allow them to meet the standard. Cliff Matthews stated that they could directly infiltrate some roof runoff to make up the difference. Mr. Kelly felt that was not cost effective. Michael O'Herron inquired about the purpose of the stone channels proposed in the basin. Mr. Kelly replied that all the basins would have them. The design is so that in frozen conditions it would be easier for the water to infiltrate through the stone channels as opposed to frozen basin bottoms. Mike was also concerned about the amount of impervious area when added to frozen conditions that the possibility existed to overwhelm the stormwater management system. As the Corps of Engineers is the property abutter, Mike inquired if they had any comments about the project. Cliff stated that the Corps has been notified as a property abutter as well as receiving a copy of the Notice of Project Change issued by the MEPA Unit. The commission inquired about parking. Jim Kupfer, Town Planner, stated that due to the particular use, the Planning Board was granting a waiver for reduced parking. If there were a change of use, the Planning Board would undertake a new development plan review which may also necessitate changes to the stormwater management system. The question was raised about how long term maintenance for the stormwater management system would be achieved given the fact that there will be numerous property owners and shared systems. Cliff felt that a drainage easement allowing future access for inspection might be one way to address the long term maintenance issues especially considering such easements are present in most residential projects. Cliff asked Jim Kupfer if the Planning Board might be receptive to this strategy. He felt that the Planning Board approves of any future reduction in impervious surfaces on site. Cliff then stated that the remaining large issue continues to be the waiver requests relating to infiltrating an increased run off from the 25 year storm. Cliff polled members of the commission individually seeking a consensus as to whether the reduction to 11% would be sufficient to grant the waiver. All members except Michael O'Herron agreed that enough had been done and were willing to grant the waiver. Cliff said that at our next continuation we would need to discuss some specific conditions to be included in the Order along with a mechanism to assure long term maintenance. He accepted a motion to continue the hearing to December 14 at 8:15 PM moved by Mike Roche, seconded by Shawn Wade, passed on a unanimous vote.

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**Informational: 8:45 PM**

**Open Space & Recreational Plan Renewal – Gino Carlucci**

The commission discussed the revised draft Goals and Objectives section of the plan. Once the drafting of the final sections is complete, we will plan to hold public meetings seeking input. Mike O'Herron asked where notice of the public input meeting notice should be posted. Shawn suggested the website and Facebook. Cliff will contact Ken Hamway to have a press release prepared when the information becomes available. Gino is working on sections 1 and 2 – the **Plan Summary** and the **Introduction**. He suggested we have two public meetings, but it is up to us. Cliff stated we may need a special meeting, separate from the regular Conservation Commission meetings, for public review and input but if time allows, we may be able to utilize time slots at our regularly scheduled meeting. He agreed to do two

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meetings. We will post the goals and objectives & include the meeting dates. Gino said he would like any additional input from the commission regarding the Needs Analysis, Inventory, and Interests information to be submitted to him as soon as possible. Cliff said we should include the Pearl Street mill demolition site and the dam removal in the open space plan, and possibly turn it into a park along the Charles River. Mike O'Herron will forward the notes made tonight to Gino. We also talked about possible open space areas to acquire and improve. One area that will be looked into by Neal Standley is between the high school and Sand Castle Lane. By linking existing open spaces and additional acquisitions, a connection could be made between Silver Lake and the Franklin State Forest and the SNETT Trail. Commission members are encouraged to review the information, and brainstorm any other areas of interest we may want to include. We will try to schedule the first public meeting after the first of the year.

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**Updates:**

**EMC** – They have submitted a Request for a Certificate of Compliance along with as built plans for the photovoltaic system constructed off Farm Street. Cliff said it was well done. Jim Kupfer looked over the as-built's, and we are ready to issue a Certificate of Compliance. They met the 25 year storm criteria. It's buffer zone project. Cliff accepted a motion to issue the Certificate of Compliance (C of C), made by Neal Standley, seconded by Brian Norton, and passed on a unanimous vote.

**Minutes of October 26, 2016** – motion to accept by Brian Norton, seconded by Neal Standley, passed on a unanimous vote.

**33 Andrew St.** – The owner is selling the property and having a closing. George Holmes, former Conservation Agent, inspected the property in 2004, and they never requested a Certificate of Compliance. Apparently they assumed that everything had been done, once inspection was done and didn't realize they needed to request that COC. Based on Mr. Holmes' inspection and Cliff's recommendation, the commission voted to sign and issue the Certificate of Compliance.

The meeting was adjourned at 10:07 PM on a motion by Michael Roche, seconded by Brian Norton, and passed on a unanimous vote.

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

