

**Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of November 9, 2016**

Project: 105-794 & BWP-152
NOI

Project Description:
30 Indian Run Road, New Septic System Construction
and Single Family Dwelling in BZ

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 lot was subdivided many years ago maintaining 50 feet of frontage. Although this is a tiny lot, it is pre-existing non-conforming. Bordering this lot is a piece of town owned property with a drainage channel. Steven Dexter, Colonial Engineering, referred to a letter stating that in the opinion of their wetland scientist this was not a regulated resource area. Cliff Matthews disagreed by pointing out up gradient is a bordering vegetated wetland and down gradient a hydrological connection to Lake Hiawatha. Therefore, in the opinion of the commission, it was appropriate to file a NOI. The septic system, driveway, and house itself are all within the one hundred foot buffer zone. The new house is 7-1/2 feet from the property line and may require a variance. Sediment and erosion control as shown on the plan should be sufficient to protect the resource areas.

Motion was made by Brian Norton to continue the hearing to November 30, 2016 at 7:30 PM and have the order prepared for signatures; seconded by Lori Fafard, and passed on a unanimous vote.

Project: 105-793 & BWP-153
NOI

Project Description:
51 Freeman St., Septic System repair

Applicant:
Richard Lavallee
51 Freeman St.
Bellingham, MA 02019

Representative:
Seth L. Lajoie
Seth L. Lajoie and Associates, Inc.
PO Box 506
Charlton City, MA

Plans: NOI & Sewage Disposal System, 51 Freeman Street, September 2016, REV Sept. 19, 2016

Hearing time: 8:00 PM

Cliff Matthews opened the hearing for a septic repair at 51 Freeman Street. The existing failing septic system is being replaced with a new tank and leaching field. Seth Lajoie and Cliff inspected the site. The wetlands are accurately located on the plan. Erosion controls are staked silt fence. Mike O'Herron asked why the erosion control is there now (before the project has been approved). Cliff stated it's been there since July when the property was sold in anticipation of obtaining a permit. The system is exactly 50 feet away from the wetlands. No pump chamber is needed. It is a duplex house. There is a series of structures, cesspool, risers and covers and tanks. They will be removed and the cesspool will

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be filled with clean fill. All plumbing has been routed to the rear of the building. They're using infiltration chambers. The bed is slightly raised and there is no vent pipe or observation port. Some yard waste and trash in the yard and slightly over the property line on abutting property will be removed. The Order has been prepared to sign tonight. When the work is completed, installation of tree badges has been suggested and should be installed prior to the request for a Certificate of Compliance. Cliff accepted a motion to close the hearing and sign the Order of Conditions. It was moved by Mike Roche, seconded by Mike O'Herron, 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 Pillote
Campanelli Bell. LLC
10 Campbell Dr.
Braintree, MA

Representative:
Brandon Li
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: 8:30 PM

Cliff Matthews opened the continued hearing. David Kelly and Mark Pilotte were present. We will continue the hearing to 11/30/16, because the comment letter from the peer review was only sent out to the Conservation Commission this morning, (11/9/16). Several points previously reviewed were then discussed.

#5 – Isolated Wetlands W – The use of concrete bounds was discussed to mark the area. The commission felt that bounds may not provide the proper visibility and alternatives were discussed. A suggestion was made to use *No Trespassing* signs but Cliff suggested that No Disturb badges be mounted on pressure treated posts and they should be in place prior to Certificate of Compliance inspection.

#9 – The commission identified the local bylaw Regulation requirement of detaining all increased run-off volume up to the 25 year storm as being the most important remaining issue. This issue also directly relates to comment #12. Cliff made it clear that although strides have been made, too much post-construction volume would continue to leave the site. David Kelly stated that the soils are poorly drained, and that constitutes a hardship on this land because of the soil. He distributed a chart demonstrating the frequency of the storm event which they are successfully detaining based on average rainfall in storms (Franklin, Massachusetts). It appears that storms of this magnitude occur between one and three times yearly. Mr. Kelly argued that he meets the state standard by meeting peak flow and that the extra volume assists in maintaining minimum stream flow to the Charles River. Mr. Matthews countered by saying that it is a question of volume not flow and the intent of the Regulation is to recharge as much post construction run off as possible on site.

The basins have been made larger. He is unsure, given the soils, if they can be enlarged any further. Mr. Matthews spoke about directly recharging roof run off. The applicant stated again due to the poor soils

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conditions that the results would not be justified by the expense. Mike O'Herron brought up the runoff as a concern up to the 25 year storm. David Kelly contended that we are reducing the runoff off of the property. We shouldn't be talking about flooding. David Kelly said it will pass any test in the Commonwealth under state law. Mike again pointed out the difference between mitigating peak flow and the increase of volume. He could go back to see if he can enhance the ponds if directed to do so by the conservation commission. Our peer reviewer agrees with Mr. Kelly. The peer reviewer agrees with Mr. Kelly that they have complied with the state standards for mitigating peak flow. Mike O'Herron kept bringing up the local bylaw's 25 year storm requirements. According to our peer reviewer, the applicant will need to seek a waiver in order to comply with the bylaw regulation.

Brian Norton asked if additional volume would be run off to neighboring properties especially the Army Corps of Engineers. Mike Roche asked about that impact and questioned if there is existing precedent. Cliff said there was not. David Kelly stated the detention structure located in the southwest corner of the property is located in the best soils on the site.

After a brief consultation with Mark Pilotte, Mr. Kelly proposed to investigate whether the use of an additional proprietary mechanical structure upstream of the southwest detention structure would allow the requirement for a sediment forebay to be eliminated. If this were the case, the basin could be expanded without further impact to the 100 foot buffer zone.

Brian Norton asked if that expansion would necessitate additional tree removal. David Kelly said it would not. The commission directed Mr. Kelly to proceed with that investigation and present the commission with his findings as soon as possible.

#10 – There may be no need to seek a waiver. Cliff stated that the proposed site plan is an improvement over the original proposal. Some additional work, however, remains to be completed.

There was some discussion relative to the parking waiver being considered by the Planning Board. Mike O'Herron questioned whether these parking expansion areas were paved but they are not. If the expansion areas are utilized in the future and paved, the applicant or future owner will need to file with the Conservation Commission because there will need to be a substantial change to the stormwater management system.

Mike O'Herron questioned the proposed number of loading docks (total for all the facilities).

#44 – If the applicant is able to utilize and additional proprietary mechanical structure, the requirement for a sediment forebay will be unnecessary. Consistent with discussions with #9 above,

Shawn Wade moved to continue the meeting to November 30 at 7:45 PM, seconded by Brian Norton, and passed on a unanimous vote.

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Project: ANRAD & BWP – 150
ANRAD

Project Description: Wetlands Delineation
Farm Street, Map 7, Parcel 11

Applicant:
William A Bruce
51 Pond St.
Essex, MA 01929

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

Plans: ANRAD & “Resource Area Delineation located at Farm Street”, Sept. 6, 2016, Rev. Oct. 26, 2016
Continuation Time: 8:30 PM

Mr. Matthews opened the continued ORAD hearing. At the previous hearing, we discussed the identification of three vernal pools, the location of an additional isolated wetlands and the moving of the last flag in the series. The revised plans reflected those changes.

Shawn Wade moved to close the hearing and issue a Resource Area Delineation, seconded by Brian Norton, and passed on a unanimous vote.

Updates:

November 30th – we need to hold a special meeting, since the 11/23 meeting was canceled due to Thanksgiving evening holiday – Shawn Wade moved, Brian Norton seconded, passed on a unanimous vote.

March 4, 2017 – MACC annual conference at Holy Cross College will be held on Saturday, March 4, 2017. Save the date.

Minutes of October 12, 2016 – Motion to approve by Shawn Wade, seconded by Brian Norton, passed on a unanimous vote.

Dam removal – Pearl Street – will commence on 11/10/16, according to an email that Cliff Matthews received.

Mike Roche had an update on the town’s email system. We will have our own accounts with town. Cliff said he would wait for each of us to decide what email account we want to use.

Planning Board – 12/8/16 – Don Martino’s waiver request for the stone walls relocation on Maple Street will be on the agenda.

Dog Park at the High Street fields – 11/10/16 designs go out to bid – request for proposals

The meeting was adjourned at 9:50 PM on a motion by Lori Fafard, seconded by Brian Norton and passed unanimously.

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