

Accepted

**Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of October 26, 2016**

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: 7:30 PM

Cliff Matthews opened the continued hearing. David Kelly and Mark Pilotte were present. A brief discussion relative to the Mullin Rule resulted in two members completing the required affidavits. Cliff cautioned the board about the importance of not missing any further hearings relative to this project. At the previous hearing, the applicant presented a general overview of how the project has changed and its current design status. At this meeting, the applicant will present for informational purposes only, more detailed information as it applies to the project changes. PSC has received a copy of the revised plans and drainage calculations. Due to the fact that we received the information on Monday of this week, there has been insufficient time to adequately review the submission. Therefore, no action can be taken by the commission this evening.

The applicant proceeded with their presentation and stated that there has been a six acre reduction in impervious material, that the detention/infiltration basins have been raised allowing adequate separation to groundwater, there has been approximately 200,000 ft² reduction in building size, and that the Cornell Method has been used to calculate storm events. A sluice gate structure will be installed to isolate the stormwater management systems in the event of a spill. The applicant stated that they will be unable to meet the requirement under the local bylaw for allowing no discharge for under the 25 year storm event. Cliff Matthews inquired how much water could be detained. The applicant estimated up to 1.6 inches which is a storm event that could occur up to six times a year. Neal Standley asked about the subdivision of four individual lots and how they would be parceled out with sharing of stormwater management structures. A maintenance plan must be agreed upon by property owners. The commission inquired about the resulting soil testing and the applicant responded that with tests recently performed along with historic data from both the earlier EMC and LIG proposals, they have a good understanding of the soils on site which will assist in the placement of septic systems and stormwater management structures. Cliff Matthews inquired about the use of the Con-Tec system. These units appear to be in place in only one area. Given the lack of control over sweeping by future owners, Mr. Matthews felt it would be advisable to have these structures in place upstream of all infiltration/detention structures. Mike Roche commented that he felt it would not be appropriate to disregard the street sweeping credit for new applicants simply because past applicants have failed to follow through. Neal stated that there have been problems enforcing street sweeping on private roadways. Mike Roche commented that it would be a better course of action to address the challenges

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with enforcement. In anticipation that both the commission and peer reviewer would have the opportunity to review the new information, a motion was made to continue the hearing to the evening of November 9 at 8:30 PM, by Neal Standley, seconded by Shawn Wade, and passed on a unanimous vote.

Project: 105-792 & BWP – 150

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

ANRAD

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"

Continuation Time: 8:30 PM

Cliff Matthews opened the continued hearing. The applicant has requested a continuation for this hearing in order to adjust the Plans of Record to reflect changes from the site walk in the field on October 22, 2016. Before continuing the hearing, Cliff Matthews stated for the record that the Commission reviewed 271 wetland flags on a site walk on October 22. A small resource area that was previously unidentified was discovered. There are 5 or 6 flags that need to be shown on the plans. Additionally the final flag in the series was moved approximately 30 feet. Scott Heim, (their wetland scientist), instructed Bill Halsing to show 3 vernal pools on the plans (one pool had salamander eggs & the others were seen to have green frog previously). Cliff accepted a motion to continue the hearing to the evening of November 9 at 9:30 PM moved by Neal Standley, seconded by Michael Roche, and passed on a unanimous vote.

Informational Meeting Time: 9:00 PM / Open Space and Recreation Plan Renewal

Mike O'Herron welcomed Gino Carlucci, the planner employed by the Conservation Commission to assist with the development of the Open Space Plan. Mike mentioned that he had sent the edited draft (dated 10/19/16) of the Community Settings section of the Open Space Plan, to the commission for their review and input. Discussion followed as to where we were with the progress of the new open space plan, and where we want to go from here. Mike O'Herron asked if we need town approval. Cliff Matthews stated that in addition to presenting the draft to the general public, the Board of Selectmen and Parks and Recreation must sign off on the Open Space Plan. Anne Matthews submitted written comments. She stated that we have yet to receive Section 1 and 2. Gino answered that he usually does those sections last in creating the new draft. Her additional comments specifically questioned on page 13, paragraph 7, whether the sewer system mentioned was owned and operated by Medway or Franklin. Gino will clarify that Medway is the owner/operator but Bellingham uses Franklin's capacity. On page 13 under the section "Long Term Developments Patterns" in the first paragraph, Bellingham Wetlands Protection By Law should be added. In the Landscape Character section, on page 16, we should include the 250,000 square-foot Victory Package facility. In the 5th paragraph, the Police Station

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should come out and the School Administration building added. In the Water Resource Section last paragraph, Bellingham Wetlands Protection By Law enacted in May 2010 should be added. All maps will be updated according to Gino. In Section F, the 7th paragraph, highlights the connection between Silver Lake and the municipal complex on Blackstone Street. We are making strides towards completing that link. In the Fisheries and Wildlife Section, Table 5, the Eastern Box Turtle which has been observed in 2014 and 2016 should be included. Several other minor corrections were made to the draft of the Community Settings. Mike O'Herron is leading the sub-committee charged with working with our consultant Gino to complete the open space plan, and have it ready for presentation and approval.

Updates:

52 Box Pond Rd. – Neal Standley has inspected the site. He recommended that it was appropriate to issue a COC (Certificate of Compliance). Cliff motioned to issue a CofC which was moved by Neal Standley, seconded by Mike O'Herron, and passed on a unanimous vote. The document was signed and issued.

Maple Street Roadway & Drainage Improvements – Cliff passed around the Order of Conditions for signatures by the Commission members.

Minutes of September 28, 2016 – motion to approve by Mike Roche, seconded by Neal Standley, passed on a vote of 5 members (Brian Norton & Lori Fafard did not vote, as they were not present at that meeting).

The motion to adjourn the meeting at 9:20 PM was made by Neal Standley, seconded by Shawn Wade, and passed on a unanimous vote.

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

