

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of August 23, 2017**

Project: 105-806 & BWP- 170
CNOI

Project Description:
310 & 320 Pulaski Boulevard –
Irving Gas Station

Applicant:
Irving Oil Marketing, Inc.
190 Commerce Way
Portsmouth, NH 03801

Representative:
Amanda Atwell, Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754

Plans: NOI & “Site Development Plans for Proposed Motor Fuel Outlet” Irving Oil, Sheets 1-14, Rev. 8/4/2017/ Stormwater Management Report, Proposed Motor Fuel Outlet, MHF Design, Rev. 8/4/2017, BSC Group Peer Review 8/2/2017 /MHF Design Consultants responses 8/27/2017

Continuation time: 7:30 PM

Cliff Matthews opened the continued hearing. He stated that the applicant has requested another continuation due to proposed changes discussed at the last Planning Board meeting. Revisions are being made to the basin design to remove it from the paper street. Another possible change may be to the entrance configuration. Shawn Wade moved to continue the hearing to Sept. 13th at 7:30 PM. The motion was seconded by Brian Norton and passed unanimously.

Project: 105-807 & BWP-174
CNOI

Project Description:
56 Box Pond Road, sfd & utilities

Applicant:
William Hebert
3 Woodland Road
Framingham, MA

Representative:
William Halsing, Land Planning Inc.
167 Hartford Avenue
Bellingham, MA 02019

Plans: NOI & Site Plan/ Subsurface Sewage Disposal System, Lot 3 Box Pond Road, 5/30/32017, One Sheet, revised 8/14/2017

Continuation time: 7:45 PM

Bill Halsing was present when Cliff Matthews opened the continued hearing. Bill presented the revised plan dated 8/14/2017. He stated that he moved the house four feet closer to the street and added a fence as discussed. Michael O'Herron stated that a large number of large trees will be removed from the site and that Bill did not apply for a waiver for tree replacement. Bill stated that the area is heavily forested and that there is no place to plant trees. After discussion, Cliff Matthews stated that Mr. Halsing should submit a waiver request for the tree replacement because there is no place on the lot to plant trees. Bill Halsing agreed to submit the waiver request. Cliff stated that the Commission should continue the hearing to the next meeting but have the prepared Order of Conditions ready for signing at the continued hearing. Shawn Wade moved to continue the hearing to Sept. 13th at 8:00 PM. Brian Norton seconded the motion that passed unanimously.

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Project: 105- & BWP-175
NOI

Project Description:
187 Farm Street "Stall Brook Business Park"
Construction of building and contractor's yard

Applicant:
Matt Fasolino
134 Main St., PO Box 731
Medway, MA 02053

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

Plans: NOI & "Site Development Plan, Stall Brook Business Park, 8 sheets, March 21, 2017, Revised June 27, 2017, PSC 1st Peer Review 8/15/2017

Continuation time: 8:05 PM

Bill Halsing and Matt Fasolino were present when Cliff Matthews opened the continued hearing noting that all property taxes are now paid and up to date. Bill Halsing stated that the filing is similar to a filing that was submitted ten years ago with some exceptions. The site is existing forest and field. Resource areas include Bordering Vegetated Wetlands, Riverfront Area, Bordering Land Subject to Flooding and Buffer Zone. He stated that the proposed building is 7,483 square feet in size with 1,000 square feet of proposed office space and 6,483 sf of proposed storage. In the original filing, the location of the second building will now be repurposed and is proposed for storage of landscaping materials which will be stored on a gravel surface. The stormwater management system consists of a proposed spillway draining into a pre-treatment forebay, then into a rip rapped forebay and finally into a detention/infiltration basin. The outlet controls from the basin extend into the 25 foot No Disturb Zone and approximately 7-8 feet from the resource area. A 25 foot No Disturb Zone waiver has been submitted for that intrusion. Also a planting scheme with natural species is proposed on the west side of the property as mitigation although the square footage of that mitigation was not stated. Earthen berms are proposed along the perimeter of the disturbance. The project will be serviced with town water and an on-site septic system.

The applicant has received a copy of PSC's first peer review comments. Cliff stated that the basin should be moved to the north and out of the 25 foot NDZ and that a waiver to that section of By Law would then not be necessary. He added that the outfall is only 7-8 feet from the Bordering Vegetated Wetlands. In addition, results from three tests pits in the basin bottom need to be provided. He stated that only one test pit was performed on the location of the basin wall which is not acceptable. Also, Cliff noted that the Wetlands Protection Act (WPA) allows for up to 10% of the Riverfront Area to be utilized as long as the design provides for a 100 foot vegetated buffer zone in the inner riverfront area. Cliff told Mr. Halsing that the engineering is currently proposing 9.95% of total Riverfront impacts. He added that the proposal also includes 1,050 square feet in the inner riverfront area which does not meet the Performance Standards of the WPA. Another infringement into the 25 foot NDZ is located at the front of the property and Mr. Halsing was asked to shift the building out of the 25 foot NDZ there as well. Bill said that he would look into it. Cliff added that the project area can be reduced to meet the WPA and BWPB requirements otherwise it may not be a suitable site for this particular project. Mr. Matthews suggested that a site walk be conducted. Several members of the Commission will be on site on Sat., Sept. 9th at 8:30 AM to look at the staked areas of the yard limits, the basin and intrusion into the 25 foot NDZ limits and the resource areas. Bill will call Anne Matthews when the site has been staked and the resource areas are clearly marked. Brian Norton moved to continue the hearing to Sept. 13th at 9:20 PM. Lori Fafard seconded the motion that carried unanimously.

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Project: 105-607
Final Amended SOC

Project Description:
Chamberlain, Geordon, Silver Lake Rd "Lakeview Estates"
Informational/preconstruction

Applicant:
Bellingham Residential Realty
FRE Building Co Inc.
120 Quarry Dr., 2nd Floor
Milford, MA 01757

Representative:

Plans: DEP Final Amended SOC, March 4, 2017, Resource Area Plan in Bellingham, MA, January 10, 2017, one sheet, Proposed Construction schedule, one sheet, August 16, 2017

Informational time: 8:30 PM

Eli Leino (FRE Building) and Scott Jordan (EcoTech) were present for the pre-construction meeting. Cliff Matthews stated that there is confusion with the plans of record especially regarding the drainage outfall on Lot 10 located on Silver Lake Road. He added that this past May Don DiMartino submitted an Amendment request (to OoC 105-786) to the Con Com for modifications to the drainage improvements on Silver Lake as previously filed by the town. At that time, numerous emails were sent by Mr. DiMartino to Guerriere & Halnon to confirm that the drainage outfall at Lot 10 encompassed the entire width of that lot. The Amended Order refers to that outfall design. Cliff asked the applicant to investigate this matter with G & H. Scott Jordan then stated that DEP approved the Amendment request for additional grading to adjust elevations and remove the knoll (18-20 feet of gravel removal) near basin A at the Lakeview Estates project. Mr. Jordan stated that the grading will be hard up against the 25 foot No Disturb Zone of a small swale that runs towards Lovers Lane and was previously identified as BVW. Town Planner, Jim Kupfer, stated that if it is the intent of the applicant to remove gravel off site, they would need a gravel removal permit from the ZBA. In addition, the applicant may need a modification to the 40B permit. Upon review of the plans, Cliff Matthews stated that this proposed gravel removal is taking place in the open space portion of the project. He asked the applicant to contact G & H for more information and also to provide a copy of an open space plan to the Con Com. Jim Kupfer stated that the ZBA 40B permit states that the open space should be conveyed before occupancy permits are issued for the project. Eli Leino and Scott Jordan will speak with Peter Lavoie of G & H and report back to the Con Com soon.

Project: 105-800 & BWP-158

Project Description:
190 Farm Street – Asphalt Engineering,
Pre-construction meeting

Applicant:
Erin Landry-Moreland
Asphalt Engineering
19b St. Maple Street
Bellingham, MA 02019

Representative:

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Meeting time: 9:00 PM

Erin Landry-Moreland, Nate Moreland, Zach Ensko and Kevin Dorsey were all present. Cliff Matthews stated that the reason for the meeting was to conduct a preconstruction meeting as defined in the Special Conditions to the Order. Erin introduced Zach, the Field Operations manager, and Kevin, the on-site supervisor and reporting agent. Cliff proceeded with reviewing the Special Conditions and the applicant's associated responsibilities. These include but are not limited to; having the permit and plans on site, having a scheduled erosion control installation inspection, installing additional erosion controls at the pinch point of the road near the resource areas as specifically stated in the Special Conditions, having the vernal pools certified and buffer zone enhancement plantings supervised by a PWS, etc. Commission members agreed to allow Nate Moreland to use a large tree trunk instead of a concrete barrier to block off vehicular traffic between the vernal pools. Mr. Moreland also inquired as to whether or not he could install a salt bin at the rear of the property. Commission members were not comfortable with that and suggested that he install it out of the buffer zone. Nate was also instructed to contact the Con Com when he was ready to proceed with that idea.

The minutes of the meeting of July 26, 2017 and August 9, 2017 were accepted.

The Commission signed:

Certificate of Compliance 105-708 & BWP-160 / 61 Silver Lake Road/ septic repair / Sacco

ORAD 105-799 & BWP-162 Off Plymouth Road and Sunken Meadow Road, Franklin / Gately
Cliff entertained a motion to include a Finding of Facts to the ORAD which would include reference to both the revised delineation and planting schedule as well as the restoration report and conditions. Brian Norton moved the motion; Lori Fafard seconded the motion and motion carried.

EXT 105-735 & BWP-73 231 Maple St./ Funari

Cliff entertained the motion to extend to Oct. 31, 2017. He stated that the Commission can subsequently renew the Extension for the two year monitoring period after the work is completed in October. Lori Fafard moved the motion, Shawn Wade seconded and the motion carried.

Cliff Matthews asked Con Com members to visit Jenks Reservoir and the High St. lot for bat boxes that were installed by Kolbe Bell as an Eagle Scout project.

Shawn Wade stated that there continues to be erosion behind the playground at Macy School. Cliff had asked the DPW to stabilize the area some months ago.

Shaw Wade also noted that the DPW was spraying vegetation at the sides of Lake St. at the area of road that lies between Jenks pond and that pray was going directly into the water. Cliff asked Anne Matthews to call the DPW.

Motion to adjourn by Neal Standley, seconded by Brian Norton, motion carried.

Attending the meeting: Cliff Matthews, Michael O'Herron, Brian Norton, Shawn Wade, Lori Fafard, Associate member Arianne Barton, Jim Kupfer (Town Planner), and Anne Matthews.