

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of February 22, 2017**

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, Revised Jan. 20, 2017, Major Project Changes Fact Sheet and attached plans, 1/25/2017

Continuation time: 7:30 PM, continued to 8:00 PM

Due to a procedural error at the meeting of February 8, 2017, two hearings were scheduled at the same time. Cliff Matthews opened the continued hearing. Shawn Wade moved to continue the hearing to 8:00 PM that same evening. Motion was seconded by Michael Roche, and passed on a unanimous vote.

Project: 105- & BWP-158
NOI

Project Description:
190 Farm Street
Clearing of Industrial land to store asphalt materials

Applicant:
Erin Landry, Asphalt Eng. Inc.
19b South Maple Street
Bellingham, MA 02019

Representative:
Mark Allen, Allen Engineering LLC
2 Willowbrook Lane
Mendon, MA 01756

Plans: NOI & Bulk Storage Site Plan Asphalt Engineering, 190 Farm St., Sheets 1-5, Jan. 18, 2017

Hearing time: 7:30 PM

After Cliff Matthews opened the hearing, Mark Allen provided a brief history of the property along with introducing the owners Erin Landry, and Nate Moreland. Varney had owned the property until last August when it was purchased by Asphalt Engineering, Inc. The Town property line between Bellingham and Medway crosses the property with approximately 15 acres and road frontage on Farm St. in Bellingham, and 6 acres on the “back” of the site in Medway. The property was flagged by PWS Judy Schmidt in the past, for Varney, and showed multiple resource areas. No formal filing with the town had ever taken place for the site development. Sage Environmental, out of Rhode Island, was hired to re-flag the property in the fall of 2016. The property borders Stall Brook to the east, and has BVW & Riverfront Area along with at least two potential vernal pools and wetland areas around them; all of which were marked by Sage Environmental. The owners of Asphalt Engineering, Inc. stated that they were looking to relocate their operations to Farm Street from S. Maple St. They would like to put in an access driveway/road to the back of the property and relocate their current stockpiles in front of the property to the back (ideally by sometime in April). After completing that first phase they would

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then attempt to get a permit for the driveway and eventually build an office building in the front of property, near Farm Street. Mark Allen identified a small area of impact to the 200 foot Riverfront Area with the proposed driveway and drainage swales to collect stormwater. He stated that everything else was outside of the Con Com jurisdiction. Cliff suggested that Mr. Allen check with Sage Environmental on how the mean annual high water level was determined, as well as how the floodplain elevation was determined. Mark Allen stated that he used the current floodplain map and scaled it to size then overlayed it onto his plan. Cliff stated he would check and compare to our GIS information. Discussion then continued about the access driveway location, construction, elevation and grading. Mr. Allen stated that the driveway was located approximately equidistant between the vernal pool/wetland area and the riverfront area. Neal Standley measured the distances and determined that to the west of the road, there was some grading in the 50 foot No Disturb Zone to a vernal pool and to the east there was some grading in the 25 foot No Disturb zone to Bordering Vegetated Wetland. The grading is substantial and they are relying on sheet flow for drainage and have no pretreatment or subsurface storm water system proposed. There would be 2 particulate bays/basins, which Cliff commented needed test pits dug and soils evaluated. In addition, according to our bylaw there needs to be a 4' separation to groundwater, because they are located within the Water Resources District. The rear of the site will have a 10 foot wide gravel "road" around the stockpiles of materials for fire truck access.

It is anticipated that this project may require two waivers according to Cliff: one for work within a 25' No Disturb Zone of a BVW, and second permit for work within 50' of a vernal pool. Therefore, more information would be required. A site walk was scheduled for 2/25/17 at 8:30 AM, at 190 Farm St. Mike Roche moved to continue the hearing to the evening of March 8 at 9:30 PM, seconded by Shawn Wade, and passed on a unanimous vote.

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Continuation time: 8:00 PM

Cliff Matthews stated that the hearing had been kept open, in case there were any project changes while the Order of Conditions was prepared; but there had been no changes. Also, the peer reviewer letter was received agreeing with the Commission's consensus. Cliff entertained a motion to approve the order of conditions made by Neal Standley, seconded by Michael Roche, and passed on a 4 yes, to 1 no vote. Mike O'Herron was a no vote, Lori Fafard was not present, Cliff Matthews (as chairman) did not vote. The Order of Conditions was subsequently signed by the chairman and four approving members.

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The previous proposal permitted under Order of Conditions #105-623 from 2007 for LIG, (soccer fields) for the 160 High St. property never commenced and was no longer valid since it had lapsed. A Certificate of Compliance so stating, was signed by all members present and given to Mark Pilotte for recording.

Project: Informational

Project Description:

Eagle Scout Project
Construction of bat nursery houses
land along Charles River near High Street or
Plymouth Road

Applicant:

Kolbe Bell
Bellingham, MA 02019

Representative:

Kolbe Bell
Bellingham, MA 02019

Hearing time: 8:15 PM

Kolbe presented his proposed Eagle Scout project to build two bat nursery houses in two different locations in town. This project appeared to be very thoroughly researched and included: building plans, project rationale, fundraising, construction planning and scheduling. He requested any input and approvals necessary from the Conservation Commission to continue his project. Cliff suggested that he look into Arcand Park and behind the new Victory packaging facility off of High Street, as potential alternative sites. Shawn Wade stated that he would meet Kolbe at Jenks Reservoir the upcoming weekend. The commission members spoke out individually and collectively in support of, and wholehearted endorsement of this project. Kolbe will bring a Boy Scout form needing a signature from the Conservation Commission Administrator by the office this week.

Project: Informational

OoC# 05-646 (2009)
Extension Expires 3/31/2019

Project Description:

187 Farm St. (previously Stall Brook Business Park
proposal to change two buildings with bulk storage
of materials

Applicant:

Matt Fasolino
Medway , MA

Representative:

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

Hearing time: 8:30PM

Bill Halsing provided an update that this site had previously contained 2 buildings & a contractor's yard. They are now proposing a 7000 square-foot building in front with parking and landscape materials in the back. They would "berm it up" to avoid silt and sediment migration and have storm water management in place around the rear of the property as originally permitted. The original project was approved in 2007 and only had 2 ½' of separation to groundwater. Because it is located in a Water Resources District, it would normally require 4' to groundwater separation under the new town conservation bylaws. Because the project was permitted prior to the new bylaw and has a valid Conservation Commission and Planning Board permit until 2019, they could just file an amendment – to avoid an entire new filing, which

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would be subject to the town 4' groundwater separation regulation. The applicant and representative stated they would return at a future date.

Ed Gately, 6 Pine St., Bellingham, was present at the meeting in response to a letter sent to him from the Conservation Commission to responding to complaints the Conservation Commission had received from neighbors about clearing and other activity taking place on his newly acquired property located behind Plymouth Road, Bellingham and the cul de sac at Sunken Meadow Road, Franklin. Mr. Gately stated he was aware of the concerns of the neighbors and had been clearing trash and other debris from the site and doing a limited amount of hand clearing of brush and small trees to prepare for site testing, prior to an application for development. He stated that he is currently having the resource areas delineated and that Colonial Engineering will be filing an Abbreviated Notice of Resource Area Delineation in the future. He assured the commission he knew the limitations of site preparation prior to application that he must comply with and would not be exceeding those.

Updates:

Minutes – 1/25/17 Brian Norton moved to accept the minutes, seconded by Mike Roche, and passed on a unanimous vote

Minutes – 2/8/17 – a draft has just gone out to the Conservation Commission members for their review

New England Country Club – there is a possibility this will be proposed as a development for an “over 55” community. This will not be an easy site to permit as it is very broken up with wetlands and uplands.

MACC annual conference – 3/4/17 – at Holy Cross College – payment of \$115 voucher for registration for Mike O’Herron was voted on – motion made by Michael Roche, seconded by Shawn Wade, and passed on a unanimous vote (Mike O’Herron abstained)

Open space plan survey – the Open Space and Recreation Plan timetable was reviewed by Mike O’Herron - the document has been distributed in draft form to all members, for their review and comments, as well as posting on the town website and Facebook link. Gino Carlucci and Mike O’Herron will provide an informational public hearing during the March 8th, Conservation Commission meeting at 8:30 PM, and incorporate any relevant public input. Mike thanked Gino for his thoroughness and substantial efforts in preparing this important document. The next steps would be to schedule & post a second public meeting (with link to the updated, online document) for final approval/vote of OSRP - on 4/12/17. We would then provide final approved document to town Selectmen/Planning Board/ Parks Department – post on town Con Com website – notify appropriate state authorities - 4/14/17.

Pulaski Boulevard – Sandy’s Ice Cream – no answer from the owners via phone, so Anne Matthews wrote a letter about the violation on their property. Cliff urged the commission members to be aware and to speak out directly to property owners, when and where they see violations occurring in town. “See something – say something.”

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The meeting was adjourned at 9:30PM, on a motion by Brian Norton, seconded by, Arianne Barton and passed on a unanimous vote.

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