

**3Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of February 8, 2017**

Project:

RDA (WPA only)

Project Description:

Keolis Commuter Railroad ROW –
Confirmation of delineated resource areas for
Vegetation control purposes

Applicant:

Keolis Commuter Services
470 Atlantic Avenue
Boston, MA 02210

Representative:

Kyle Fair, Fair Dermody Consulting Engineers
18 Ocean St. Suite 1
South Portland, ME 04106

Plans: RDA & USGS Right of Way Maps by Rail Line and Community, March 1, 2016

Hearing time: 7:30 PM

Cliff Matthews opened the RDA meeting with Nicholas Ray of Fair Dermody Engineering present for the applicant. Mr. Ray distributed copies of the RDA plans to each of the commission members. He stated that the plans show the various vegetation control spray lines on the Keolis Commuter Railroad for the length of railroad in Bellingham running from Hopedale to Franklin. He stated that David Gordon, PWS of Peer Consultants, walked the entire length of the railroad with him and assessed natural resource features along the Right of Way. Spray zones consisting of Limited: 1 year interval application, Limited: 2 year interval application and No Spray Zones were added to the map to coincide with the delineated resource areas along the right of way. He stated that the maps will then be used to paint the various spray zones in the field along the railroad tracks. Paint is applied on either end as well as the center of the ties of the rail tracks and also on the steel cross sections of the tracks. Mr. Gordon stated that the applicant is seeking a better method to mark these areas in the future (i.e. looking at 5 x 5 plates to be screwed to the tracks for a more permanent marking). These markers are then utilized during the yearly Operational Plan for guidance in vegetation control application along the tracks. Mr. Ray requested that the commission issue a Negative Determination for the filing. Cliff Matthews stated that for previous filings, the Conservation Commission walked the length of the railroad; however, Keolis would not allow this activity this time unless each of the members walking the site paid for a safety course and obtain a certificate. Mr. Ray stated that this is for safety purposes and that Mr. Gordon had to receive safety training in order to conduct his review as well. Mr. Matthews noted that town well #9 was not on the previous map and it seems to be missing every few years when a new RDA is submitted by Keolis. Mr. Gordon explained that well #9 is not on the state mapping but that he will make sure it is added to the database at Fair Dermody and send the BCC a copy of it. Neal Standley made a motion to close the meeting and issue a Negative Determination. The motion was seconded and voted unanimously.

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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 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, Revised 02/07/2017, Major Project Changes Fact Sheet and attached plans, 1/25/2017, Supplemental Drainage Calculations 2/07/2017, Plan Set Sheets 1, 7 8, 9, 11, 12, 21 revised 02/07/2017

Continuation time: 8:00 PM

Cliff Matthews opened the continued NOI hearing with David Sanderson (peer reviewer), David Kelly and Mark Pilotte present. Mr. Kelly distributed the newly revised drainage calculations and plans and suggested that he begin by responding to each item of David Sanderson's peer review letter.

- 1 Chapter 247 Bylaw Waiver Requests – Mr. Kelly stated that the applicant has reduced the volume of the 25 year storm event so that it currently reflects a 5% increase for post volumetric flow. The 5% reflects a further reduction from the previously proposed 11% increase for the previously reviewed design which the commission agreed by consensus was acceptable.
- 2 & 3 Regarding recharge in frozen conditions, Mr. Kelly stated that the soils are not very good and that the applicant has done as much as they can do to address this issue with the current design. David Sanderson concurred that the current design of the use of stone swales may assist with infiltration. Mr. Kelly that rip rapped channels proposed on the plan will facilitate infiltration in the winter months.
- 4 Mr. Kelly stated that the applicant has requested a waiver for relief from conducting a tree inventory for tree removal of existing trees greater than 10 inch caliper. He added that the both the landscaping plan and the replication area and buffer zone enhancement areas will provide some replacement for the removal of existing trees.
- 5,6,7,8 SWAPP – Mr. Kelly noted that the Erosion & Sediment Plan, including Phasing of the project, locations and descriptions of temporary and permanent stabilization features, description of construction and waste materials expected to be stored on site, etc. will all be included in the SWAPP Plan a copy of which will be given to the Conservation Commission thirty days in advance of construction. Also the amount of the actual O & M Budget will be created upon the applicant's experience which is why it was not included in the O & M Plan. Mr. Matthews stated that the commission would include this requirement in the Special Conditions to the Order.
- 9,10,11,12 Design elevations have been added to the plans per Mr. Kelly. He presented revised sheets Dated 2/7/2017 reflecting the changes. These include Basin #4, #1, Basin #2 and the emergency spillway on Basin 3A.
- 13 Mr. Kelly stated that information on groundwater elevations, depth to bedrock and soil Conditions are now included on the detail sheets as requested by the peer reviewer.
- 14 Mr. Sanderson noted that three representative test pits should be provided for each stormwater management component. Mr. Kelly stated that the basins have been moved up the hill and out of the Buffer Zone and are no longer subject to the Wetlands Protection Act. He stated that he is

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confident that the soils in these new locations are consistent with the numerous test pits that have been taken on the site already. He suggested that a Special Condition to the Order could include test pit information prior to creation of the proposed basins. Cliff Matthews noted that this would be included in the Special Conditions and that this information must be submitted before construction begins. He also added that we already know about the type of soils on the site. Cliff added that technically, these areas are not jurisdictional and he believed this to be a reasonable request.

- 15 Mr. Kelly stated that snow storage areas are located on the plan and are located along the road. He believed that there was ample area on the site for snow storage, that no snow storage would take place in the Buffer Zone and that all the areas drain back onto the developed site. Cliff noted that the O & M Plan has been revised to indicate that once snow storage areas are filled, the excess snow would be removed from the site.
- 16, 17 Forebay #1 and #2 have been sized to accommodate .25 inches of runoff from impervious surfaces on the site.
- 18, 19, 20 Mounding Analysis, TSS Removal items and adding the D PW to reporting for Hazardous Waste are statements and need no responses.
- 21 a-g Mr. Kelly responded to the peer review comments relative to inconsistencies in pipe sizing calculations and pipe sizing on various pipes throughout the site. He stated that he has corrected those inconsistencies and submitted revised plan sheets reflecting those changes.
- 22 This is a comment that Mr. Sanderson presented that the water quality structure upgradient of the 24 inch pipe along the south side of Building 1 should remain above the 100 year water elevation and continue to function correctly.
- 23 SWAPP Compliance – Mr. Kelly stated that the applicant has elected to defer until before land disturbance begins. Information for compliance should be included in Special Conditions of the Order. Mr. Kelly then stated that as designed, the project is MS4 Compliant.
- 24, 25 These MS4 compliance reporting requirements will be included in the Special Conditions to the Order. Mr. Kelly stated that as instructed by Mr. Matthews, he has added three items to the O & M Plan including providing photographic evidence of the maintenance, once snow stockpile areas have reached maximum capacity all excess snow is to be removed off site, and that non-sodium snow melt is the only method of snow and ice treatment allowed on the site. Cliff Matthews stated that all of the peer review items have been discussed and stated that due to some required outstanding issues that Dave Sanderson will review, the hearing be continued to Feb. 22nd. Mr. Matthews stated that the Order of Conditions will be prepared for signing at the Feb. 22nd meeting. Michael O'Herron expressed dissatisfaction with the design of the area adjacent to the isolated wetland on the site. He stated that he believed that cutting into the earth near existing trees would harm the health of those trees thereby reducing its long-term health. Cliff commented that this area has been designed so that it would now receive water for nourishment from the proposed swale and that he believed that it should survive. Mr. Sanderson suggested that this be evaluated during construction. Michael Roche stated that there is nothing in the O & M Plan that stated that the emergency shut off structures in the basins will be tested regularly. David Kelly will add it to the O & M Plan and submit tomorrow. Cliff reminded that applicant that the O & M Plan would be recorded with the Order. He also stated that the Finding of Facts, the Waiver Requests and the Special conditions would be sent to all commissioners by week end for review. Mike O'Herron then questioned the procedure for signing the Order of Conditions. Cliff stated that, as always, once a motion has been made and seconded, there will be time for discussion prior to the vote. Neal Standley made a motion

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to continue the hearing to Feb. 22nd at 7:30 PM and have the Order of Conditions prepared for signing that night. Motion was seconded by Mike Roche and voted unanimously.

Updates:

The Charles River Annual Cleanup is scheduled for Saturday April 29th from 9 – noon. Shawn Wade and Mike Roche will consider taking part in this activity again this year.

The MACC Annual Conference is scheduled for Saturday, March 4th at Holy Cross College. Members of the Commission were encouraged to attend.

The commission signed the Certificate of Compliance for DEP File# 105-635 for the previously approved LIG project at 160 High Street with which the Order of Conditions has expired.

Cliff Matthews reported that Kolbe Bell, a boy scout seeking his Eagle Scout award, has contacted the commission with a proposal to install bat boxes to control the mosquito population on land adjacent to the Charles River. Two properties were mentioned: the CR property located on Plymouth Road and the newly acquired open space lot on High Street. Anne Matthews will contact Kolbe to request his attendance at a commission meeting to discuss his proposal.

The commission reviewed the Planning Board submittal for a three lot subdivision located at 799-801 Pulaski Blvd. entitled Nerina Estates. Cliff Matthews stated that a small isolated wetland is showing up on our GIS of the lot. The applicant states that there are no wetlands on the site and call the area a small depression. Jim Kupfer, Town Planner, has asked Andrews Survey to confirm that there are no wetlands on the site.

Michael O'Herron reported on the updates for the Open Space Plan. He stated that Gino had sent a number of plans and an updated version of Section 5: Inventory of Lands to both he and Anne Matthews earlier that day. Michael suggested that Gino come into our meeting of March 8th to review the final draft of the plan. He also suggested that the Plan be included in the March 22nd and April 12th meetings.

Cliff Matthews stated that Alan Earls has provided the Conservation Commission with the completed draft for the Charles River Meadowlands project, copies of which were sent out to all members of the Conservation Commission recently. Neal Standley agreed to continue to be the contact person for Conservation Commission for this project.

Cliff reported that GZA Engineering has been contracted by LMP Properties to file a Notice of Intent in response to the recent Enforcement Order issued for the property located at 169 Maple Street.

Neal Standley stated that there continues to be infringement into the Buffer Zone due to an expanded parking lot located at 800 Pulaski Boulevard, Sandy's Ice Cream. He requested that someone contact the property owner on this potential violation.

Mike Roche made a motion to adjourn, Brian Norton seconded the motion and it passed unanimously.

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