

**3Bellingham  
Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of January 11, 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

**Continuation time:** 7:30 PM

Cliff Matthews opened the continued hearing and stated that he was in receipt of an email dated January 9<sup>th</sup> requesting a continuation to the evening of January 25<sup>th</sup>. Before taking action on that request, Cliff wanted to take the opportunity to update the board on the project status. Cliff stated that he had sent an email to Mr. Kelly on December 27<sup>th</sup> stating that the original strategy of the Conservation Commission was to issue an Order of Conditions on the 700,000 square foot proposal, however, the applicant had submitted substantial changes to the project with the Planning Board on their meeting of December 22, 2016. Referring to these new revisions, Cliff then stated in that email that Mr. Kelly should provide a complete set of the all revisions to the project so that the Conservation Commission could proceed with a final peer review and issue the Order of Conditions on the project that the applicant proposes to construct. Mr. Kelly responded in an email dated Dec. 28<sup>th</sup> claiming that there was an agreement with the commission to close the hearing and issue a permit for the reduced project (of 700,000 sf) with sufficient conditions to protect the town relating to bringing the final engineering drawings and calculations after closing the hearing. Cliff then read his return email to Mr. Kelly that stated that Mr. Kelly was confusing what happened at the Planning Board hearing with what happened at the Conservation Commission meeting. Once again Cliff requested a full set of engineering drawings and calculations that relate to the current reduced configuration. He added that the Conservation Commission would engage the services of our peer reviewer to review the stormwater management aspects of the newly reduced proposal (427,000 sf) who would then present comments. Cliff told Mr. Kelly that the Conservation Commission would do everything possible to expedite the hearing process once the plans and supporting information were received. Cliff added that subsequent to that email, Mr. Kelly had a telephone conversation with Cliff indicating that it would take about three weeks for the engineered plans to be completed. Mr. Kelly suggested that the applicant would move all construction activity outside the 100 foot buffer zone and then withdraw the Notice of Intent under the Wetlands Protection Act. Mr. Kelly said that they would, however, have to continue to file under the local bylaw. Per discussions, the applicant is revising the definitive site development plans for the reduced project (now 427,500 sf) which was presented to the Planning Board in December. In that email, Mr. Kelly hopes to present the new plans to the Conservation Commission at our meeting of January 25<sup>th</sup> while PSC begins its peer review. Mr. Kelly stated that he hopes that the Order of Conditions can then be issued on or near February 8<sup>th</sup>. Michael Roche moved to continue the hearing to January 25<sup>th</sup> at 8:30 PM, seconded by Shawn Wade and voted unanimously.

**Conservation Commission**  
**Minutes of the meeting of January 11, 2017**  
**Page #2**

**Project:** 105-779 & BWP-131  
NOI

**Project Description:**  
Lot 2, Brisson Street, sfd & septic system

**Applicant:**  
Yen Quach  
83 Earle Street  
Woonsocket, RI 02895

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

**Plans:** NOI & Site Plan/Sewage Disposal System, One Sheet, 8/30/2016/ Revised 11/30/2016  
**Continuation Time:** 8:00 PM

Mr. Matthews opened the continued Notice of Intent hearing for the proposal to construct a single family dwelling with associated grading and septic system. Cliff stated that several members of the commission met on site to verify the resource area boundary as depicted on the plan. Cliff stated that it was a winter delineation with no vegetation present and therefore a little more challenging than a delineation that takes place with full vegetation present. There were still no changes to the wetland boundary. Cliff stated that a Special Condition to the Order of Conditions would be that orange construction fencing must be installed to the west of the site from the area of approved tree removal to the south of the property and to the east from the driveway to the southern property line. Bill Halsing suggested that the fencing be installed at the tree line but the commission members decided that when the siltation controls are inspected, the change in location of the orange construction fence can also be relocated and inspected. Brian Norton then moved to close the hearing and issue the Order of Conditions. Motion was seconded by Shawn Wade and voted unanimously.

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**Informational Meeting / Open Space and Recreation Plan / Gino Carlucci**

Gino Carlucci presented draft versions of updated Open Space Plan Map 1: Regional Context, Map 2: Zoning, Map 7: Rare and Endangered Species and Map 8: Inventory of Lands of Conservation or Recreation Interest to the commission. Gino said that he would contact Jim Kupfer to confirm that no changes have been made to the zoning map since the last Open Space Plan. Gino stated that he would like to meet with Anne Matthews to update the inventory of Conservation Commission properties acquired since the last updated plan version. Cliff asked Gino about a time frame for completion of a draft version of the entire plan. Gino expected to have a draft complete within three to four weeks. He would then submit it to the commission members for review. We would then schedule a public meeting on either a scheduled Conservation Commission meeting evening or hold a special meeting on the off-Wednesday evening for the expected hour and a half meeting. Shawn Wade asked if it would be appropriate to notify the public on Face Book of this upcoming meeting. Cliff Matthews suggested that Shawn wait a week or so to see how Gino is progressing before he proceeds with the Face Book posting. The commission hopes to complete the Open Space work sessions within a couple of months so that we can submit to the state for approval. Cliff Matthews stated that we will need letters of approval from the Board of Selectmen and letters of recommendations from the Planning Board and Park & Recreation Commission once the final draft is complete. Gino stated that he would contact the state before he sends in the plan to see if he could expedite its review.

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**Conservation Commission**  
**Minutes of the meeting of January 11, 2017**  
**Page #3**

**Updates:**

Cliff reported that he signed contracts with Solitude for the annual treatment of nuisance aquatic vegetation at Silver Lake (including the 3<sup>rd</sup> year of the Phragmites treatment) and at Jenks Reservoir.

Cliff Matthews presented a conceptual plan for a newly proposed solar array to be located off North Street and Scott Hill Boulevard (formerly the location of Marinella's Elmshade subdivision). The access roadway would be from North Street between two existing vernal pools. There would be two locations for the Solar arrays totally approximately 7 MW. He stated that he had attended the interdepartmental meeting on Jan. 2<sup>nd</sup> when the applicant presented their draft proposal. The applicant stated at that meeting that they would be engaging the services of EcoTech for their environmental permitting. One of the solar arrays is located within the limit of Natural Heritage habitat mapping for the Eastern Box Turtle so that a full Notice of Intent would have to be submitted for Natural Heritage review and approval.

The minutes of the meetings of November 30, 2016 and December 14, 2016 were accepted.

Attending the meeting was: Cliff Matthews, Michael Roche (left at approx. 8:15 due to illness), Brian Norton, Shawn Wade, Lori Fafard, and Arianne Barton, Associate Member.

