

**3Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of January 25, 2017**

Project: 105-784 & BWP-137
CNOI

Project Description:
Hixon Street, Hartford Village II
Construct six (6) three (3) unit structures in the buffer zone

Applicant:
K & S Realty
1 Stallbrook Road
Milford, MA 01757

Representative:
JP Connolly
Andrews Survey & Engineering Inc.
104 Mendon Street
Uxbridge, MA 01569

Plans: NOI & Grading and Drainage Plan, Sheet C7 only, revised 1/27/2017

Hearing time: 7:30 PM

Cliff Matthews opened the continued hearing. J.P. Connolly presented the newly revised concept plans for the units and the grading stating the project has reverted back to a cul-de-sac which is located outside the 100 foot buffer zone. He stated that he is now proposing to install an outlet structure on an undisturbed portion of land. The benefit to this design is that the flared end is further away from the resource areas, it eliminates some grading and there will be less tree cutting. The layout of the subdivision is outside the 100 foot buffer zone. Cliff Matthews stated that at the beginning of the hearing process, the applicant was asked to consider using the existing basin to save trees. The applicant will now need to modify the existing Phase I permit to allow units to be constructed on the Phase I property. He added that the Conservation Commission cannot close the hearing until we know the disposition of the outcome of the modification to Hartford Village I as it proceeds with the Planning Board hearing process. Cliff stated that there is the possibility that the project may change again and suggested that the hearing not be continued until after the applicant has met with the Planning Board on March 9th. It would seem that due to the complexity of the legal issues and the proposed modification to the Hartford Village I project (which has to go through the Planning Board process), the completion of revised plans and peer review, the applicant would be hard pressed to be prepared for the March 8th commission meeting. J.P. Connolly asked if he could then continue the hearing to March 23rd. Cliff stated that the progress on the stormwater management system is good. J.P. Connolly stated that he is using conservative numbers in the calculations but the infiltration rate is good at 15 inches an hour. He stated that the existing basin also has good infiltration rates. J.P. stated that it is the applicant's intention is that one association will handle all the units in both Hartford Village I and II and that all the units will share the same septic system. Neal Standley made a motion to continue the hearing to March 23rd at 7:30 PM which was seconded by Shawn Wade and voted unanimously.

Conservation Commission
Minutes of the meeting of January 25, 2017
Page #2

Project:
105-796 & BWP-157

Project Description:
7 Stone Street – septic repair

Applicant:
Melissa Odabashian
7 Stone Street
Bellingham, MA 02019

Representative:
Seth Lajoie, Lajoie and Associates
PO Box 506
Charlton City, MA 01508

Plans: NOI & Sewage Disposal System, 7 Stone Street, November 29, 2016

Hearing time: 8:00 PM

Cliff Matthews opened the hearing for an upgrade to a failing septic system at 7 Stone Street. Seth Lajoie was present for the applicant. He stated that there are wetland areas across the street and a stone culvert which crosses the street creating a wet area behind the house. The existing septic system is located in the front yard and the new one will be in the same location. The entire lot is located in the 100 foot buffer zone. Mr. Lajoie stated the project requests three Board of Health waivers: offset distance of 5 feet from the cellar wall (leachfield will have a protective 40 mil barrier), a waiver of 5 feet off the property line and a waiver for 40 feet to the resource area. The Board of Health has approved the proposal. He added that there is no other location for the upgrade. Mr. Lajoie stated that the existing system is breaking out and in need of immediate repair. There were no other comments or questions. Mike Roche made a motion to close the hearing and issue an Order of Conditions. Motion was seconded by Brian Norton and voted unanimously. Mr. Lajoie took the original Order of Conditions for recording at the Registry.

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: 8:30 PM

Cliff Matthews opened the continued hearing. Brandon Li submitted the Request for Certificate of Compliance for the LIG project that was approved under a previous Order of Conditions #105-635in 2008 but was never built. Mr. Li then presented information sheets recapping the project changes that have taken place to date i.e. reduction to two buildings and 272,500 sf of building area, reduction of 200 parking spaces, reduction of 12.7 acres of impervious area (37%), reduction of 22 acres of limit of work area (36%) and reduction from 11% increase in runoff for the 25 year storm event volume to 5% increase. He added that the limit of work has been pulled back to be located outside the 100 foot buffer zone of bordering vegetated wetland and no longer jurisdictional under the Wetlands Protection Act. (The withdrawal letter from DEP for the newly designed project was copied to the Conservation

Conservation Commission
Minutes of the meeting of January 25, 2017

Page #3

Commission earlier this evening.) Cliff Matthews stated that the project is still jurisdictional to the Bellingham Wetlands Protection Bylaw for the disturbance of isolated wetlands and their buffer zones on site. Cliff added that any changes to the project into the WPA jurisdictional areas would require the filing of a new Notice of Intent with DEP and the Conservation Commission. Mark Pilotte requested that the hearing be closed and that the Order of Conditions signed at the next meeting of Feb. 8th. Cliff Matthews then stated that the plans were sent electronically to the Conservation Commission late last Friday evening, Jan. 20th and that the plan sets were just delivered to the office this morning, and therefore, there has been no time to review them. PSC, the peer reviewer, received the plans on Friday and has commenced the final peer review. Cliff stated that the commission needs time to adequately review the project and associated calculations and that PSC also needs to complete their peer review for the Conservation Commission and the Planning Board. He added that any changes must be discussed in the public hearing process before the Order can be issued. Mr. Pilotte stated that Kelly Engineering is working diligently to complete the revisions, that PSC agrees with the project, that the Planning Board has closed its hearing and that pushing out the date would be difficult for his prospective clients. Cliff then stated that we are not comfortable issuing an Order of Condition when the review is not adequately performed. Any changes at all have to be corrected in order for the permit to reflect the current plans and documents. He added that we would hold the hearing on Feb. 8th and hopefully close if all is in order and then issue the Order of Conditions at the meeting of Feb. 22nd. Mark Pilotte argued that all of the changes have been beneficial and that PSC knows the plans inside and out. He also noted that he wants to begin construction by April 1st. Michael O'Herron stated that the project is now jurisdictional under the local bylaw only but includes replication and it is a large project. He stated that he is not comfortable with signing a permit until the full review has taken place. Cliff stated that not one member of the Conservation Commission has even seen the revised plans. Brandon Li then suggested that he leave his set of plans with the commission this evening. Cliff reiterated that all review comments and questions must be discussed during the hearing process. Mark Pilotte responded that the timing is tight. Cliff then stated that he would start the review and if there are any issues, he would be in contact with PSC and the applicant in advance of the next continuation. Michael Roche then made a motion to continue the hearing to February 8th at 8:00 PM. Motion was seconded by Lori Fafard and voted unanimously.

169 Maple Street Enforcement Order/ LMP Properties LLC and J. D. Raymond Transport

Cliff Matthews stated that the Order of Conditions for this property was issued in November 2008 and had two Permit Extension Act extensions and finally expired in November 2015. The original Notice of Intent filing was for a Motorcross facility and stormwater management system and was never built. Therefore, the business on the site is being conducted without a valid Order of Conditions. Commission members agreed with the enforcement action. Cliff stated that he contacted Mike Wharff of J. D. Raymond Transport to let him know that the Conservation Commission would be issuing enforcement action and will request a site walk to discuss the items that will be required in the Notice of Intent. Cliff stated that when the Order of Conditions is issued that the work must be completed within six months. Several members of the commission were available this Saturday, Jan. 28 at 8:30 AM for site walk. We will contact Mr. Wharff to see if he is available. Cliff said at the site walk we will inspect the temporary erosion control measures and if there are any signs of contamination into the resource areas. The site is in need of a stormwater management system as well as a permanent strategy to protect the Bordering Vegetated Wetlands that is compliant with both DEP and the local bylaw. Neal Standley made a motion to sign and issue the Enforcement Order. Motion was seconded by Mike O'Herron and carried unanimously. Anne Matthews will contact Mr. Wharff about his availability for a site walk this Saturday and will confirm with the commission members.

Conservation Commission
Minutes of the meeting of January 25, 2017
Page #4

Updates:

After discussion Mike Roche made a motion to accept the minutes of the meetings of December 28, 2016 and January 11, 2017 as amended. Motion was seconded by Shawn Wade and passed unanimously. Neal Standley abstained from the vote as he was not present at the December meeting.

Cliff Matthews stated that the New England Country Club located on Paine Street has been approached by the developers of the Mashpee 55 and over subdivision to construct that type of housing around the golf course and the 350 acres of land that comprise the site. There are extensive wetlands on the site and a Notice of Intent will be required to proceed.

Commission members discussed the letter sent out by Mass. Association of Conservation Commission asking conservation commission to sign a letter addressed to Governor Baker curtailing interstate pipelines. Cliff stated that MACC's intent is good because conservation commission enforce the Wetlands Protection Act and their local bylaw, but is there concern for politicizing and is it the job of conservation commission to ask for change in policies? Neal Standley stated that it would provide a stronger front. The commission then came to a consensus that we should sign the letter and submit it.

Cliff Matthews strongly encourage members to sign up for MACC Annual Conference scheduled for Saturday March 4th at Holy Cross College in Worcester, MA.

Gino Carlucci and Anne Matthews met last week to update the land acquisition parcels that have taken place since the last Open Space and Recreation Plan. Cliff was happy to report that there were eleven parcels added to the list in the last seven years. Gino will have the draft Open Space Plan completed within three to four weeks and will distribute as soon as it is available.

Cliff presented the Asphalt Engineering Bulk Storage permit application as submitted by the applicant to the Planning Board. Cliff stated that he spoke with the applicant several times in the last several months instructing them to file an Abbreviated Notice of Resource Area Delineation with the Conservation Commission to confirm the resource areas on the site but it has not yet been submitted. The proposal is to create a road which will be in close proximity to wetlands as well as the Riverfront resource area. There are also two potential vernal pools on the site. Impacts could be up to or beyond the 25 foot No Disturb Zone. Jim Kupfer, Town Planner, also instructed the applicant to file with conservation.

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