

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

Project: 105-797 & BWP-159
NOI

Project Description:
Lot 2 Box Pond Road – clear Buffer Zone for yard

Applicant:
Steve Goyette
60 Rower Wharf

Representative:
Peter Lavoie, Guerriere & Halnon, Inc.
333 West St
Milford, MA 01757

Plans: NOI & Site Development 7 Facilities Plan, Lot 2 Box Pond Road, Nov. 4, 2016 REV 2/7/2017

Hearing time: 7:30 PM

Cliff Matthews opened the hearing. Steve Goyette and Mike Hasset from Guerriere of Halnon (G & H) were present. Mr. Hasset stated that the applicant proposes to build a four bedroom single family home on Lot 2 Box Pond Road and wishes to clear an area of buffer zone to create a yard. The proposed house, well and septic system are located outside the 100 foot buffer zone. The area proposed for buffer zone clearing is approximately 4,800 square feet. He stated that erosion control is proposed along the side and back of the dwelling. Cliff Matthews stated that the short road located at the side of the property was supposed to have been abandoned when the property was subdivided. He suggested that the side yard be extended to the edge of the road at Mr. Goyette's property boundary and blocked so that that area could be graded, loamed and seeded for his yard. The area is currently disturbed and it could then be restored while abandoning the road. Mr. Goyette was most agreeable to include this area in his yard and abandon that road. This information will be included in a revised plan. Relative to the other longer existing road, Mr. Goyette stated that he believes that an easement for the electric company is referred to in his deed. The plans reference a water easement that is no longer required. Mr. Matthews stated that he was trying to protect Mr. Goyette's interest by curtailing existing activity in the buffer zone on Mr. Goyette's property. Mr. Hasset will investigate and possibly include a gated fence in this area on the revised plans. Mr. Hasset explained the time frame to Mr. Goyette involving a two week continuation and drafting up revised plans to reflect the proposed changes. Cliff Matthews stated that the commission would prepare the Order of Conditions referring to the revised plans for the next meeting if the plans were submitted soon. Neal Standley moved to prepare the Order and continue the hearing to March 22 at 8:20 PM. Shawn Wade seconded the motion and it passed unanimously. Guerriere & Halnon will submit a revised plan reflecting changes to the commission next week.

Project: 105-798 & BWP-160
NOI

Project Description:
61 Silver Lake Road – septic repair

Applicant:
Colette Sacco
262 Gazza Road
Mapleville, RI 02839

Representative:
Margaret Bacon, Civil Site Engineering LLC
P.O. Box 248, 80 Maple Street
Douglas, MA 01516

Plans: NOI & Conservation Site Plan Sewage Disposal Layout for 61 Silver Lake Road, Jan. 10, 2017, Rev. Feb. 21, 2017

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Hearing time: 8:00 PM

After Cliff Matthews opened the hearing Mike Yerka of Civil Site Engineering stated that the filing is for the replacement of a failing cesspool. The property is located at 61 Silver Lake Road and is within the 100 foot buffer zone to Silver Lake. The proposed system includes two diffusers with crushed stone and the set back to the lake is approximately 51 feet. He added that a retaining wall is also proposed to eliminate grading and to minimize impacts and fill. The retaining wall is 46 feet from the water's edge. He added that the Board of Health approved the plan. There are three local upgrade requests; separation to groundwater, setbacks to the property line and setbacks to the existing foundation. Mr. Yerka stated that the grades for proposed system tie into the existing wall expanding parking by ten feet and include grading to the new wall. The septic system will service the existing two bedroom home. The filing is in need of a file number from DEP. Neal Standley moved to prepare the Order of Conditions and continue the hearing to March 22nd at 8:30 PM. Shawn Wade seconded the motion that passed unanimously.

Project

Informational Meeting

Project Description:

Draft Open Space & Recreation Plan

Representative:

PGC Associates LLC

Gino Carlucci

1 Toni Lane

Franklin, MA

Informational Time: 8:30 PM

Gino Carlucci of PGC Associates working with Conservation Commissioner, Michael O'Herron, were present to present the updated draft Open Space & Recreation Plan (OSRP). Shaw Wade stated that the meeting was posted on the town website, Bellingham Buzz, Face Book page, the library, etc. He stated that he made every effort to encourage participation in the meeting. Mr. Matthews added that this meeting is televised so viewers could also become aware of the proposed updated plan. Michael O'Herron thanked Gino for his diligence in providing information, updates, and attending meetings. Mike stated that his role was to be a point of contact between Gino and the commission and that role included more of editing and making suggestions to the draft.

Gino Carlucci then stated that there are three reasons for creation of an Open Space Plan. The first is to compile data, list parcels, and include endangered species, soils and water resources. The second is to present a guide for decision making and protecting interests identified in the first reason for the municipality and the third reason is to allow for grant applications and funding. These grants include LAND grant for acquiring open space and the PARK grant for recreation areas. He added that Bellingham has taken advantage of the two types of grants for funding totaling more than \$1 million.

Gino stated that he will be changing the photo on the front cover which is currently of the Pearl Street dam area. He added that a photo of Pearl Street was on the cover of the previous plan as well. He suggested that we use a new photo of the free flowing water at Pearl St. for the new cover however, it was suggested that the work at Pearl St. (dam removal and completion of the removal of the building) would not be completed in time for the publication of the updated Open Space Plan. Cliff suggested that we use a photograph of Silver Lake and Gino agreed.

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Pete Dunn, a member of the general public, was in attendance. He spoke for a group of area mountain riders and highlighted the need for a connector trail from the high school to Silver Lake and further south to the SNETT. He presented a map that he created while walking potential routes. He also volunteered his group in assisting to actually build the trail.

Gino then began to describe the various sections of the plan. These include demographics, history of the town, environmental analysis and challenges, inventory of open spaces, recreational goals and resource area protection needs. Gino stated that Bellingham has acquired about 350 acres of land since the last OSRP in 2009. These land acquisitions were outright donations or purchases and were not acquired through the use of grant funding.

Gino will provide an updated Map 7 for the revised plan and integrate edits and corrections to the plan for further review. Once the draft is completed, Gino will distribute the plan to the Parks Dept., Board of Selectmen, Planning Board and others for letters of endorsement. We will then hold a final meeting in April to complete the project.

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, he stated that Mark Allen had requested a continuation to the evening of March 22nd. No one from the public was present. Cliff stated that the applicant is seeking Planning Board direction for their project. The Planning Board (PB) had issued a six month temporary permit last September with the condition that the applicant would approach the PB at the expiration of that time limit with a development plan including a building and appurtenances. At this time the applicant has requested another six month extension from the PB during which time they will create a definitive plan for the site. Cliff stated that Anne had sent an email to Mark Allen (after he requested the continuation) listing a number of items that the applicant would have to address with the Conservation Commission. These include: addressing all comments in the peer review letter, revising the plans to mark all resource areas (Riverfront 100' & 200", Flood Zone and BVW associated buffer zones), methodology of determining mean high annual water for establishing Riverfront, alternatives analysis quantifying impacts to buffer zone of BVW and vernal pools taking into consideration revising the roadway, changing grades and moving stormwater management structures away from the "pinch point", submitting waiver requests if appropriate, quantifying number and diameter of trees slated for removal and proposed replacement, plans reflecting on the ground survey, attention to Town Code Section 245-13D detention basins must be constructed below existing grade (or variance may be required), four foot separation to groundwater in basin design as required in the Water Resource District, runoff calculations must include the 25 year storm event. Cliff Matthews also mentioned that there may be as many as four vernal pools of the site. The commission will be discussing having a PWS investigate these pools because vernal pools have a fifty foot No Disturb Zone around them. Neal Standley made a motion to continue the hearing to the evening of March 22 at 8:40 PM. The motion was seconded by Lori Fafard and approved unanimously.

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Updates:

Minutes – 2/08/17 Shawn Wade moved to accept the minutes, seconded by Mike O'Herron and passed on a unanimous vote

Minutes – 2/22/17 – Shawn Wade moved to accept the minutes, seconded by Mike O'Herron and passed on a unanimous vote

Cliff Matthews presented information on a potential land donation for property located at 68 North Main Street and owned by Peter Wise. The property is currently one lot located on the Charles River consisting of 7.8 acres. Access to the lot is off of Taunton Street abutting the abandoned railroad line. This access is currently being used by the property owner at 32 Taunton and Mr. Wise has written a letter to them stating that they are utilizing his property. Cliff said that the two sections of property are connected via the Charles River only and that only the back portion consisting of 5+ acres would be donated. The property would more than likely require a new survey and possibly a subdivision. Commissioners were very interested in the land. A site walk would have to be scheduled in the near future.

The commission reviewed development plans submitted to the Planning Board for General Equities located at 18 North Main Street.

Cliff stated that a Cease & Desist Order has been issued to J. D. Raymond of 174 Maple Street. The Conservation Commission has not received a Notice of Intent for the Enforcement Order that was issued on January 25th of this year for use of the property without a valid Order of Conditions.

Cliff notified the commission that the overlay for Macy School will be heard on the Planning Board meeting of March 23rd.

Cliff updated the commission members on the Metacomet Land Trust (MLT) inspection and report that was generated from the inspection for our Conservation Restriction property (CR held by MLT) located off Plymouth Road.

The meeting was adjourned at 10:00 PM, on a motion by Brian Norton, seconded by Lori Fafard and voted unanimously.

Attending the meeting was: Cliff Matthews, Michael O'Herron, Lori Fafard, Michael Roche (arriving at 8:30 PM), Brian Norton, Shawn Wade, and Neal Standley.