

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of February 14, 2018**

Project: 105-817 & BWP-184
NOI

Project Description:
10 Bernier Lane – raze garage & construct 24 x 24' addition

Applicant:
Lisa Marchand
10 Bernier Lane
Bellingham, MA 02019

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

Plans: NOI & “Site Plan Located at 10 Bernier Lane” One Sheet, 11/20/2017, revised 2/12/18
Continuation time: 7:30 PM

Cliff Matthews opened the continued Notice of Intent hearing for the proposal at 10 Bernier Lane. Bill Halsing presented a revised plan and stated that he added a second story deck and a note referencing that the existing garage must be razed within 90 days of the receipt of an occupancy permit (CO) from the building department.

Cliff Matthews then stated for the record that the Commission conducted a site inspection on the previous Saturday. A special condition (SC) to be added to the Order will state that placement of grass clippings and yard waste is prohibited on the western side of the lot over the wall and at water’s edge. Cliff also added that the wording proposed on the revised plan refers to razing the garage 90 days after issuance of a CO which, he added may make it difficult to enforce. Neal Standley suggested that we add a condition to the Order referring to this item and delete the note on the plan. Cliff stated that the SC should state that after final inspection of the newly constructed addition and before the CO was issued, the garage must be removed from the site. No Certificate of Compliance will be issued if the garage is not removed. Cliff then asked Bill Halsing to make the revisions to the plan.

Mike O’Herron questioned if there was a solution to the erosion generated from the runoff from Bernier Lane onto the lot. Neal Standley stated that once the garage is removed and the site stabilized with seed, there will be less potential impacts to the lake.

Bill Halsing then stated that the applicant wants the option of being able to pave the proposed driveway. The current plan proposes a gravel driveway. In response to the Commission’s concerns regarding impervious surfaces, Bill stated that the owners suggested the use of pervious pavers for the driveway paving as a future option. The commission then directed Bill to revise the plan to show proposed paving of the driveway with pervious pavers.

Neal Standley made a motion to continue the hearing to February 28th at 7:30 PM. Motion was moved by Shawn Wade, seconded by Lori Fafard and voted unanimously.

Project: 105- & BWP-175
CNOI

Project Description:
187 Farm Street “Stall Brook Business Park”
Construction of building and contractor’s yard

Applicant:
Matt Fasolino
134 Main St., PO Box 731
Medway, MA 02053

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

Plans: NOI & “Site Development Plan, Stall Brook Business Park, 8 sheets, 3/21/17, Rev. 12.21.2017; Stormwater Report, 3/21/17 rev 12/21/17

Conservation Commission
Minutes of the Meeting of February 14, 2018
Page #2

Continuation time: 7:45 PM

Bill Halsing was present when Cliff Matthews opened the continued hearing for a mulch facility and contractor's yard. Cliff stated that we have not received peer review responses from PSC on the revised plans and stormwater report to date. Bill Halsing had previously submitted a request for continuation. Neal Standley then moved to continue the hearing to Feb. 28th at 7:45 PM. Motion was seconded by Mike Roche and passed unanimously.

Project: WPA: N/A, BWP-186
RDA

Project Description:
101-703 Crystal Way – installation of six lamp posts in BZ

Applicant:
Crystal Springs Condo Assoc.
Justin Rooney, Salisbury Mgt. Inc.
120 Shrewsbury Street
Boylston, MA 01505

Representative:
Justin Rooney, Salisbury Management Inc.
120 Shrewsbury Street
Boylston, MA 01505

Plans: RDA and "Site Development Plans for Crystal Springs Phase III, Pg. 1-5, and Sheet 6
"Proposed Location of Lamp Posts", 1/11/2018

Meeting time: 8:00 PM

Brian Norton recused himself from the meeting stating that he is a resident at Crystal Way. Cliff Matthews opened the RDA Meeting. Martin Roche, President of the Condo Assoc. and James Berini, the electrical contractor, were present.

Mr. Roche stated that there are currently only three street lights along the street. The condo association would like to install six additional lamps posts evenly along the eastern side of Crystal Way to provide lighting and to address safety issues. He stated that the proposal includes trenching for installation of electrical conduit and wiring, installation of the posts and then backfilling. Addressing a question from Mike O'Herron on the type of lighting, Martin Roche stated that the street lights would be LED bulbs with shading hoods to direct the light straight down. Mr. Berini then stated that the project would take approximately a week to complete once he gets clearing from Dig Safe. As soon as Dig Safe marks the area, Mr. Berini will contact Anne Matthews for an inspection before proceeding.

Cliff Matthews then read the special conditions in the permit. These include; that all excessive dirt generated from the installation of the lamps posts including any trimmed tree branches must be removed from the site, that the location of the posts must be similar to the plan and that the disturbed areas must be stabilized with seed upon completion of the project.

Michael O'Herron then made a motion to close the meeting and to issue a Negative Determination with conditions. The motion was seconded by Lori Fafard and passed unanimously. The signed Determination was given to Martin Roche and a copy of the signed Determination will be sent to Justine Rooney.

Project: 105-818 & BWP-185
NOI

Project Description:
36 Box Pond Road – construction of garage in BZ

Applicant:
Gregg Hurley
36 Box Pond Road
Bellingham, MA 02019

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

Conservation Commission
Minutes of the Meeting of February 14, 2018
Page #3

Plans: NOI & "Site Plan Located at 36 Box Pond Road, one sheet, 1/11/2018

Hearing time: 8:15 PM

Gregg Hurley and Bill Halsing were present when Cliff Matthews opened the hearing. Mr. Halsing stated that the proposed project includes the construction of a garage located within the 50 foot Buffer Zone to Box Pond. Cliff Matthews then stated for the record that members of the Conservation Commission had visited the site on Saturday, Feb. 10 to verify the locations of both the proposed garage and the proposed erosion control locations. Mr. Hurley stated that the existing driveway would be moved to the east by 3-4 feet and the driveway would then be removed and be replaced with lawn. Answering a question from Neal Standley, Gregg stated that gutters would be installed on both the house and garage.

There being no more comments, Shawn Wade moved to close the hearing and issue the Order of Conditions. Motion was seconded by Lori Fafard and passed unanimously. The applicant was given the signed Order of Conditions for recording at the Registry of Deeds.

Project: 105-815 & BWP-182
CNOI

Project Description:
161,166,169,174 Maple Street –
stormwater management system- Response to EO

Applicant:
LMP Properties LLC, Will Doyle
PO Box 28
Dover Foxcroft, ME 04426

Representative:
GZA GeoEnvironmental, Dan Nitzsche
1350 Main, Ste 1400
Springfield, MA 01103

Plans: NOI & Site Plan "Site Plan 161,166,169 and 174 Maple St., 9 Sheets, 8/3/17; Stormwater Management Report 161,166,169,174 Maple St. 8/3/17

Continuation time: 8:35 PM

Cliff Matthews opened the continued hearing. He stated that Matt Waterman had requested a continuation earlier that evening due to the fact that he had not completed the revisions to the plan and stormwater management report. The revisions would incorporate only 161 and 169 Maple Street and remove the other addresses. Cliff Matthews also added that the Commission has not yet heard from Tom Houston of PSC on the peer review scope.

Cliff then added that there is currently no methodology to contain the large piles of mulch that continue to move on the site. He added that the Commission will be visiting the site to confirm the current delineation and that we will require Dan Nitzsche, the PWS, to be on site for that review. A site walk will be scheduled in a few weeks.

Mike O'Herron then inquired about the repairs we requested on the southeast corner of the lot. Cliff stated that this would also be included in the revised plans. Cliff added that untreated stormwater has been an on-going problem on this site that needs to be addressed.

In order to provide ample opportunity for Matt to complete his revisions and to provide ample time for PSC for submitting a scope, Cliff entertained a motion to continue the hearing to Wed., March 14th at 7:30 PM. Mike Roche moved the motion, Brian Norton seconded the motion and the motion passed unanimously.

Cliff Matthews reminded members of the commission of the Annual MACC Conference scheduled for Sat., March 3rd at Holy Cross College. Several vouchers were signed relative to reimbursements of registration for this conference.

Conservation Commission
Minutes of the Meeting of February 14, 2018
Page #4

The second annual Board of Health Clean Up Day is scheduled for Sat., April 21st from 9:00 AM until noon. The rain date is Sunday, April 22nd. Also the Charles River Watershed Association's Annual Charles River Clean Up is scheduled for Saturday, April 28 from 9:00 – noon.

The minutes of the meetings of January 10, 2018 and January 24, 2018 were accepted as revised on a motion by Mike O'Herron, a second by Lori Fafard and unanimous vote.

Shawn Wade stated that he would like input with the posting on the Facebook page of the website of the post construction drone video for the Pearl St. dam removal. He stated that because the video was completed in the winter, the vegetation is not fully established rendering the site unaesthetic as compared to the pre-construction video take last summer. Members suggested that we could use the drone preconstruction video from last autumn, a post construction drone video from the winter and then have a third drone fly over video in the summer months.

The Conservation Commission had several comments on the recent submittal entitled, "Preliminary Subdivision Bellingham Shores" to the Planning Board by Bellingham Residential Realty. The comments raised questions on the proposed number of lots that were included in the conventional plan as they related to lot shape factor, the 90% Rule definition, the need for 20 scale plan set for better clarification of proposed conventional lots and existing resource area impacts. The comments will be submitted to the Planning Board for their use in hearing the proposal at the public meeting.

Mark Allen of Allen Engineering has hired Jeff from Sage Environmental to review the resource areas near the newly proposed Macy Estates site located off Monique Drive. Sage Environmental will then generate a report to support his findings on the site. Mr. Allen will then locate the delineated resource areas on the site plan and provide copies of the report and plan to the Conservation Commission. These resource areas are outside the 100 foot buffer zone and are therefore not jurisdictional to the Conservation Commission.

Cliff announced that Anne had attempted to send the updated Open Space and Recreation Plan to each member but the file was too large and was returned. He suggested that Anne post the updated plan to the website. Shawn Wade stated that he would provide a link to the OSRP on the Facebook page once it is posted.

Mike Roche moved to adjourn at 9:30 PM. Motion was seconded by Lori Fafard and passed unanimously.

Attending the meeting: Cliff Matthews, Neal Standley, Michael O'Herron, Brian Norton, Shawn Wade, Mike Roche, Lori Fafard, and Anne Matthews.