

MINUTES

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Millbury Conservation Commission

13 FEB 21 PM 12: 29

MILLBURY, MASS

Date: January 16, 2013

Time: 7:00 PM

Present: Donald Flynn, Ron Stead, Mathew Ashmankas, Paul DiCicco, Anthony Cameron

Absent: None

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Paul DiCicco motioned to accept the minutes of the November 28, 2012 meeting; seconded by Mathew Ashmankas; Anthony Cameron abstained as he was not present at that meeting; Ron Stead & Donald Flynn voted to approve.

7:15 P.M.

Michael Wilczynski
Notice of Intent Continuance
26 Wheelock Avenue

WILCZYNSKI
CONTINUANCE

Chairman Donald Flynn opened the hearing. Applicant was present and submitted revised plan including additional information as requested by Commission including proposed garden & perimeter drain, limit of work area. Board discussed proposal. Vice-Chairman Ron Stead & Paul DiCicco reported that they visited the site and commented that they see no problem with the area of proposed (raised elevation) grade change. Mr. DiCicco said the plan accurately depicts proposal.

Ron Stead motioned to close the hearing; seconded by Anthony Cameron; voted unanimously to close.
Board voted unanimously to approve proposal.
An Order of Conditions will be issued.

7:30 P.M.

Mark D'Addabbo/ NERP Holding & Acquisitions Co., LLC
Notice of Intent
Rt. 146 @ Boria Lane
Chairman Donald Flynn read legal ad.

NERP/ MARK
D'ADDABBO
PUBLIC HEARING

John Kucich of Bohler Engineering was present on behalf of applicant to propose construction of a commercial building (Tractor Supply Co. retail store) with outdoor sales area. He explained proposal as redevelopment of Riverfront Area (RA) where there is currently a closed Millbury Savings Bank branch. He said resource areas at and around site include (Blackstone River) RA, 100 yr. floodplain (FP) associated with the river, bordering land subject to flooding (BLSF), isolated vegetated wetland (IVW) & bordering vegetated wetland (BVW). He explained with regards to planning the project, that after resource areas were defined, proposal was pushed far to the North on site so as to stay as far away as possible from resource areas and protect the RA. He explained 70 parking spaces are proposed instead of the required 95 - will ask Planning Board (PB) for a waiver. He described existing site conditions: grade primarily flat, runoff drains to nearby IVW & river; very good soils - sand & gravel. Project will now propose infiltration of runoff. Slab building construction proposed one foot above FP and site design is such that compensatory floodplain storage will be increased upon project completion. Proposal in full compliance with Stormwater Management Regulations. Mr. Kucich explained that the proposed stormwater system design was based on extensive soil testings done & were overseen by PB engineers. No work is proposed in the 100' Inner Riparian Zone, the 100 ft. buffer zone (BZ) to the BVW, or the BZ to the IVW. An Alternative Analysis, required for Riverfront activities, was presented. Mr. Kucich explained that 3,042 sq. ft. of Outer

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Riparian Zone alteration for the proposed construction of a stormwater quality basin & flood storage compensatory areas will improve the quality of the resource area. The board discussed proposal.

Ron Stead asked about the floodplain. Applicant's representative said that post-construction will result in approx. 400 sq. ft. more FP compensatory area than pre-existing. Chairman Flynn asked about amount of RA disturbance. Mr. Kucich said proposal meets requirements: proposed alteration is 3,000+ sq. ft. and regulation allows 5,000 sq. ft. Proposed mitigation was discussed. Chairman Flynn noted area (currently soccer fields) approx. 30 ft. from resource area, where approx. 3' grading is necessary and suggested extra mitigation in this area. Representative said they could do both hay bales & silt fence there. Referring to the site plan, Tony Cameron called attention to an area of a proposed basin that lacked the detail regarding stone, but which was indicated to another basin on site. Representative said plan could be revised to correct that omission. Plan is scheduled to appear before the Planning Board shortly. Chairman Flynn asked applicant to consider a continuance of the public hearing until after PB has reviewed proposal, should they require any changes. Applicant agreed and will revise plan to include detail of stone at basin and reinforced mitigation as discussed.

Ron Stead motioned for continuance of the Notice of Intent to 7:45 P.M., February 6, 2013; seconded by Mathew Ashmankas; voted unanimously.

Ron Stead motioned to adjourn the meeting at 9:35 p.m.; seconded by Paul DiCicco; voted unanimously.

Respectfully submitted,

Andrea V. Paquette

Andrea Paquette
Secretary

Mathew Ashmankas

Mathew Ashmankas

Paul DiCicco

Paul DiCicco

Donald Flynn

Donald Flynn

Ron Stead

Ron Stead

Anthony Cameron

Anthony Cameron