



TOWN OF NORTHBOROUGH  
Conservation Commission  
Monday, March 8, 2010

Conservation  
Commission  
Approved  
4/12/10

- Present:** Wayne Baldelli, Mo Tougas, Diane Guldner, Todd Helwig, and Greg Young
- Absent:** Tom Beals, and Brian McManus
- Others Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Kara Buzanoski – Town of Northborough DPW; Patty Johnson – 281 Brigham St; Melinda and Michael Kement – 305 Brigham St; Cynthia Bates – 313 Brigham St; David Coad – 113 Maple Lane; Jim Almonte – Waterman Design Associates, Inc.; Paul Cincotta – New England Development; Andrew Liston – Thompson-Liston Associates; Jeffrey Leland – Leland Law; Michael Durkin - 48 Moore Lane; and Brendon Giblin – Brendon Properties.

At 7:06 pm, Mr. Baldelli opened the Conservation Commission meeting.

- Worcester County Conservation District – Annual Spring Seedling Sale. Mr. Litchfield distributed the annual seedling brochure to Commissioners.
- Informal discussion with the applicant and/or the engineer for 73-85 West Main Street as the applicant was requested to provide an update on the conservation related progress. Representatives for 73-85 West Main Street were not present this evening for the discussion. Mr. Litchfield updated the Commission on the activity at the site including Earth Removal Board's expectations of the pond expansion and wall construction. Commissioners discussed the applicant's need to finalize a plan for silt cleanup. Mr. Litchfield commented that he would contact the applicant requesting his attendance at next month's meeting to give an update to the Commission.

Commissioners asked questions about erosion control. Mr. Litchfield explained that a larger pond, more rock secured behind hay bales, and building the wall should help capture the water and minimize erosion.

**Public Hearings:**

- 7:15 PM Notice of Intent (continued hearing), Brigham Street/200 School Street, Map 84, Parcel 21, DEP # 247-0985**  
Installation of test well clusters and observation wells for a pumping test.  
Applicant: Kara Buzanoski  
Representative: Shira McWaters, Tata & Howard, Inc.

Kara Buzanoski explained the plans for 200 School Street for the well locations, wetland flagging, new Brigham Street well, and positioning of stakes for wells (need to be assessed, may have been disturbed). Commissioners asked questions and requested that siltation devices be in place and that Mr. Litchfield inspects them

before beginning work. Ms. Buzanoski commented that the discharge rate goal is 1,000,000 gallons per day. She explained that the goal of testing the wells is to measure the function and production of the well (drilling would be a walk in rig and would only drill 60 feet down). Ms. Buzanoski explained that some small (6" trees) would need to be cut down near the water shed to get the small rig to the testing locations.

Mr. Baldelli asked for audience sharing; Michael Kement, Melinda Kement, and Patty Johnson – abutters to 200 School Street, asked questions about wetland impact, future work notification to abutters for permanent well plans, and abutter disclosure regarding treatment plant plans in the future. Mr. Litchfield assured abutters that they would be notified of any future work for a permanent facility.

*Mr. Tougas motioned, Mr. Helwig seconded, and it was unanimously voted, "To issue an Order of Conditions to Kara Buzanoski for Brigham Street/200 School Street, Map 84, Parcel 21, DEP # 247-0985."*

**7:30 pm Notice of Intent (hearing continued), 117 Maple Lane, Map 65, Parcel 52, DEP # 247-0981**

Construction of part of a single family home within the 30' no disturb buffer zone.

Applicant: Thomas H. Hays, III

Representative: Steve Pflug, Thompson Liston Associates, Inc.

Mr. Liston, representative from Thompson Liston Associates, explained the new plans for the proposed house with the readjustment of size and location to meet ZBA set backs and keep out of the buffer zone of wetlands. Mr. Liston explained the plans to connect the well and septic tank to the proposed house, proposed Rip Rap (300-500 pounds of rock) on slope, and 1:1 slope. Commissioners expressed concerns with rip rap and asked for a plan to dismantle the existing house.

Commissioners discussed the need to mark the trees to be removed, need for new erosion control mechanisms (ones existing from last OOC are in poor condition and need replacing), and asked that construction vehicles not park in front of abutting properties (complaint received from an abutter).

Commissioners explained that lawn fertilizer needs to be lightly used as to not filter into the pond, that roof runoff needs to infiltrate, and agreed that the flagging done two years ago by Ecotec could be used for this project. Commissioners requested a construction demolition plan and the proposed rip rap be added to the engineering plan. Commissioners discussed the deck proposed (not on plan) and requested that plans be added to the engineering plan include grading and wetland impact.

Commissioners expressed preference for a cantilever deck and placement on the side of the property instead of the back.

Mr. Baldelli asked for audience sharing; no one commented.

*Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To continue the public hearing for Thomas H. Hays III for property located at 117 Maple Lane until April 12, 2010 at 7:15 pm."*

**8:10 pm Notice of Intent, 370 Southwest Cutoff-rear, Map 108, Parcel 1, DEP # 247-0986**

Construction of sign base and 58' high pylon sign, tree pruning/cutting within wetland and buffer zone.

Application: Kevin Giblin

Representative: Brian Waterman, Waterman Design Associates, Inc.

Mr. Almonte and Mr. Cincotta explained the plans for a 58' high pylon sign (the sign will probably be closer to 40' high) and the affect on the wetlands. He explained the 960 square feet of disturbance (construction and maintenance): removing fill and trees, adding crushed stone, and Mass Highway's prohibiting their property for use in constructing the sign. Mr. Almonte explained the wetland replication already done on the property (20 times more replication than disturbance) and asked the Commission to waiver the need for wetland replication on this project (Commission agreed to waive). Mr. Almonte explained the details of the flagged trees to be cut (stumps left) to include: about 3 trees in the wetland buffer zone, about 20 in the wetlands, and another 10 or so on Mass Highway's property.

Commissioners discussed the temporary alteration, need to restore, request for variance of the 15' no disturb and 30' no structure, and the need to mark the trees that would need permanent maintenance. Commissioners requested that trees be removed by hand, no machines used now or when trees remaining require maintenance. Mr. Almonte commented that this July or August construction would occur; these months are dry and the best working conditions. Commissioners agreed that the summer months would be best.

Mr. Baldelli requested audience sharing; no one responded.

***Mr. Tougas motioned, Mr. Helwig seconded and it was unanimously voted, "To issue an Order of Conditions to Kevin Giblin for 370 Southwest Cutoff-rear, Map 108, Parcel 1, DEP # 247-0986 with the special conditions that tree cutting and permanent maintenance of the wetland area be hand cutting and removal (no machinery)."***

#### **New Business:**

- The next meeting has been scheduled for Monday, April 12, 2010. Commissioners agreed to meet on April 12, 2010 at 7:00 pm and discussed next month's agenda: 127 Bartlett Street (foundation), Kim 21 Family Trust; 117 Maple Lane – public hearing continued, and Mr. Tougas asked for a conservation restriction on the property across from his farm.

#### **Old Business:**

- Extension Permit, Bartlett Pond, Map 66, Parcel 1, DEP # 247-919

Commissioners discussed Bartlett Pond and agreed that a 3-year extension permit would be sufficient and a new Order of Conditions would not need to be filed.

***Mr. Young motioned, Mr. Tougas seconded, and it was unanimously voted, "To extend the Order of Conditions for Bartlett Pond for 3 years including plant survey and treatment if necessary."***

- Discuss possible Dog Park (Watson and Assabet Park) – Mr. Litchfield and Commissioners discussed Watson Park and reasons for not allowing this to be a dog park. Commissioners discussed the area of wildlife to include: turtle nesting, bird habitats for finches, robins, and bobolinks, and blue birds (including blue bird boxes). Commissioners agreed that other than one time per year the area should not be mowed, this would promote the park for wildlife usage. Mr. Litchfield agreed to write a letter indicating the Commission’s objection to a dog park at Watson Park due to the presence of wildlife and to encourage wildlife habitats.

Mr. Litchfield explained that the 15-20 dog owners that are interested in a dog park are seeking approximately 1-2 acres. Assabet Park (the area above the splash pad) which is off of South Street has been discussed by the dog owners as a possibility.

- Maynard Woods – Commissioners and Mr. Litchfield discussed the white pine trees and fur tree planted in Maynard Woods that abut Mr. Vessel’s property. Commissioner agreed that the growth provides adequate privacy.

**Minutes of February 8, 2010 Meeting:**

Commissioners discussed the minutes and had no changes.

*Mr. Young motioned, Mr. Helwig seconded, and it was unanimously voted, “To approve the minutes of February 8, 2010.”*

**Certificates of Compliance:** (none at this time)

**Adjourn:**

Commissioners had no further business to discuss and agreed to adjourn the meeting.

*Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To adjourn the Conservation Commission meeting.”*

The Conservation Commission meeting ended at 9:04 pm.

Respectfully submitted,

Eileen Dawson

Commission Secretary