



TOWN OF NORTHBOROUGH
Conservation Commission
Monday, June 14, 2010

Conservation
Commission
7-12-10

- Present:** Wayne Baldelli, Mo Tougas, Diane Guldner, and Greg Young
- Absent:** Todd Helwig, Tom Beals, and Brian McManus
- Others Present:** Fred Litchfield – Town Engineer (arrived 7:35 pm); Eileen Dawson – Recording Secretary; Glenn Krevosky – EBT Inc.; John Grenier – J.M. Grenier Associates; Jeff Tucci – 124 Hudson Street; Steven Evangelista – 2 Danforth Road; Amelia and Lorraine Peters – 75 Ridge Road; Aaron Hutchens – Hutchens Law; Duncan Wood – Sandborn Head and Associates; John Balcom – B&B Land Corporation; and Peter Burke – B&B Land Corporation.

At 7:08 pm, Mr. Baldelli opened the Conservation Commission meeting.

Commissioners discussed the water chestnuts in the Bartlett Pond and Little Chauncey. Mr. Baldelli explained the hand picking needed within the next two weeks to ensure minimal growth of new plants.

Public Hearings:

Mr. Tougas read the legal advertisement for the following public hearings:

Request for Determination of Applicability filed by Michael J. Venincasa to determine the limits of any resource areas at 41 Reservoir Street.

Notice of Intent filed by Amelia Peters for a septic system replacement with associated grading within the 100' buffer zone at 55 Ridge Road.

Notice of Intent filed by Jeffrey Tucci for installation of water and natural gas lines, new sewer hookup, and deck footings within 200' riverfront area at 124 Hudson Street.

Public Hearings:

7:15 PM Notice of Intent (continued), 1C Belmont St., Map 109, Parcel 2, DEP # 247-0990

Redevelopment of site with an existing miniature golf course and parking lot to a site with a commercial building, parking, and vehicle storage areas and storm water management facilities within the 200' riverfront area.

Applicant: Mo Bayou

Representative: John Grenier, J.M. Grenier Associates, Inc.

John Grenier, engineer for applicant, explained the reduced redevelopment area proposal by ¼ acre. Mr. Grenier explained the improvement plans including: water quality, proprietary treatment system, recharge of groundwater, vertical curbing (not Cape Cod berm), and building location. Mr. Grenier explained that if the building was pulled forward away from the resource areas - as the Commission

requested - the property would house 20 less cars and make the vehicle carrier difficult to maneuver on the property.

Mr. Baldelli requested the vertical curbing be added to the whole back of the property closest to the resource areas. Commissioners discussed concerns with the existing culvert and water runoff control while the site is under construction. Commissioners requested more detail on the plans regarding berm extension and the water control plan during construction. Commissioners commented on changing the vegetation from the proposed burning bush (invasive species) to a native wetland species.

Mr. Grenier gave an update on the recent ZBA meeting being continued due to the Design Review Board's interest in seeing the building design. Mr. Grenier explained that the applicant has not decided on the building design yet.

Mr. Baldelli requested audience sharing; no one responded.

Commissioners agreed that more detail on the plans would be needed, ZBA feedback would be helpful, and agreed to continue the public hearing.

Mr. Young motioned, Ms. Guldner seconded, and it was unanimously voted, "To continue the public hearing for Mo Bayou for property located at 1C Belmont Street, Map 109, Parcel 2, DEP # 247-0990 until July 12, 2010 at 7:15 pm."

7:28 pm Request for Determination of Applicability, 41 Reservoir Street, Map 42, Parcel 11

Construction of single-family house with amenities.

Applicant: Michael J. Venincasa, Trustee

Representative: Glenn E. Krevosky, EBT Environmental Consultants, Inc.

Glen Krevosky, engineer for project, gave the abutter signature list to Ms. Dawson. Mr. Krevosky explained the plans including that no resource areas exist within 100 feet of project and silt fencing would be installed for extra protection. Commissioners requested that scrubber pads, check dams, and straw bales be added to the property.

Ms. Guldner motioned, Mr. Tougas seconded, and it was unanimously voted, "To issue a negative determination to Michael J. Venincasa, Trustee, for property at 41 Reservoir Street, Map 42, Parcel 11."

7:37pm Notice of Intent, 55 Ridge Road, Map 65, Parcel 86, DEP # 247-0995

Replacement of septic system with associated grading within 100' buffer zone.

Applicant: Amelia Peters

Representative: Michael Sullivan, Connorstone Engineering, Inc.

Mr. Sullivan gave the abutter signature cards to Mr. Litchfield. Mr. Sullivan explained the plans for replacement of the septic system (cesspool) and gave an overview of the design for the existing 2-bedroom house. Mr. Sullivan explained the proposed work to include: existing retaining wall removed, swale for surface drainage added, PolyBarrier installed, 15,000 gallon septic tank installed with pump chamber, 3 leach trenches added, and erosion control (silt fencing with straw wattles) added. Mr. Baldelli asked for George Connor's report done on the wetland delineation. Mr. Sullivan agreed to send Mr. Litchfield the report including information on soil samples and vegetation inventory. Commissioners requested that no stock piling occur on site.

Mr. Baldelli requested audience sharing; no one responded.

Mr. Baldelli commented on the 2 docks on the peninsula property (owned by Amelia Peters) and asked that the docks be removed from the water and no additional docks be added (safety issues and need for permitting) before discussing with the Conservation Commission. Mr. Baldelli asked that the new floating dock be taken out of the water in the winter months. Mr. Hutchens, applicant's attorney, commented on the property owner's sense of urgency to begin work as soon as possible.

Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue an Order of Conditions to Amelia Peters for 55 Ridge Road, Map 65, Parcel 86, DEP # 247-0995 with the contingency that Mr. Litchfield receives the Delineation Report within 1 week."

7:52 pm Notice of Intent, 124 Hudson Street, Map 53, Parcel 14, DEP # 247-0994

Installation of water line, natural gas line, hookup of sewer connection, and deck footing installation.

Applicant: Jeffrey Tucci

Mr. Tucci gave the abutter signature cards to Mr. Litchfield. Mr. Tucci explained the plans for the replacement of a house on the existing foundation. Commissioners discussed that the footings for the proposed deck must be at least 30' from the resource areas, the sono tubes must be hand dug, and painted stakes must mark where the water line and gas line would be installed. Commissioners requested silt fence and straw wattle installation to protect the resource areas. Mr. Tucci explained that a new sewer line would not be necessary as anticipated in the Notice of Intent.

Mr. Tougas motioned, Mr. Young seconded, and it was unanimously voted, "To issue an Order of Conditions to Mr. Tucci for property at 124 Hudson Street, Map 53, Parcel 14, DEP # 247-0994."

Mr. Litchfield reminded Mr. Tucci that DEP must issue a file number before an Order of Conditions could be issued.

New Business:

- Informal discussion with the engineer and new developers of the Laurence Place site regarding the flood storage on site at this time-
Mr. Strom, Mr. Wood, Mr. Burke, and Mr. Balcom were present for the discussion regarding the new Order of Conditions issued several months ago for Laurence Place. Mr. Wood explained his many years of expertise, the elevation, FEMA requirements, flood plain, water storage, safety objective, hydraulic control points, and recommendation regarding flood storage. Commissioners and Mr. Litchfield discussed amending the Order of Conditions to allow for the compensation in the slightly different area for flood storage.
Mr. Guldner asked Mr. Wood to write a letter stating the reasons and provide support documentation for the rationale of the proposed flood storage. Commissioners discussed the preference for an Amended Order of Conditions filing for the changes in flood storage. Mr. Litchfield commented that an Amended Order of Conditions

would keep abutters informed. Mr. Litchfield commented that a sidewalk is still needed on the Whitney Street side of the property.

- Ball Street (conservation restriction) – Mr. Tougas explained that the New England Forestry Foundation wants to put a conservation restriction on the property across from his farm. Mr. Litchfield agreed to talk with Ms. Joubert about discussing this property with the Open Space Committee.
- Little Chauncey – Mr. Baldelli commented that he would talk with Kara Buzanoski, Director of DPW, about using a DPW truck to help with the chestnut removal at Little Chauncey.
- The next meeting has been scheduled for Monday, July 12, 2010 - Commissioners agreed to meet on July 12, 2010.

Old Business:

- Review Minutes of May 10, 2010 Meeting - Commissioners discussed the minutes and had no changes.

Mr. Young motioned, Mr. Tougas seconded, and it was unanimously voted, “To approve the minutes of May 10, 2010.”

- Discuss the project at 73-85 West Main Street – Commissioners did not discuss the property.
- Discuss reappointment to the Earth Removal Board – Commissioners discussed reappointing Mr. Nick Howorth to the Earth Removal Board.

Ms. Guldner motioned, Mr. Tougas seconded, and it was unanimously voted, “To reappoint Mr. Howorth to the Earth Removal Board.”

- 21 Fernbrook Road – Commissioners discussed the cease and desist letter sent and subsequently the work has stopped. Mr. Litchfield explained the meeting that he had with DPW, the Town Administrator, and Mr. Givini that included discussing the issues of fill that has been added into the wetlands. Mr. Litchfield explained that Mr. Givini is in the process of hiring an engineer to delineate the wetlands and the possibility of Mr. Givini’s filing a Notice of Intent in the future.

Certificates of Compliance:

- 54 Bartlett Street, Map 52, Parcel 44, DEP # 247-0984
Mr. Litchfield explained the property had a septic repair; the site has been stabilized with grass growing, and the recent request for a certificate. Commissioners asked questions and discussed.
Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To issue a Certificate of Compliance for 54 Bartlett Street, Map 52, Parcel 44, DEP # 247-0984.”

Adjourn:

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

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

The Conservation Commission meeting ended at 9:15 pm.

Respectfully submitted,

Eileen Dawson

Commission Secretary