



TOWN OF NORTHBOROUGH  
Conservation Commission  
Monday, July 12, 2010

Conservation  
Commission  
Approved on  
8-9-10

- Present:** Wayne Baldelli, Diane Guldner, Todd Helwig, Tom Beals, and Greg Young
- Absent:** Mo Tougas and Brian McManus
- Others Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Bob D’Amelio – Borggaard Construction; Brian Waterman – Waterman Design and Associates; Scott McCuine – 13 Coolidge Circle; Patrick Healy - Thompson-Liston Associates; John Balcom – B & B Land Corporation; and Ken Strom – Thompson-Liston Associates.

At 7:07 pm, Mr. Baldelli opened the Conservation Commission meeting.

- **Minutes of June 14, 2010 Meeting:**

Commissioners discussed the minutes and had a spelling change.

*Ms. Guldner motioned, Mr. Helwig seconded, and it was unanimously voted, “To approve the amended June 14, 2010 minutes.”*

- **Discuss encroachment near BVW at Northborough Crossing (formerly the LOOP) –** Mr. Waterman explained the plans to re-establish the wetland boundaries, re-flag affected area, and correct errors (add a red oak tree, add loam, and seed disturbed wetland area). Commissioners discussed the wetland disturbance, how the disturbance occurred, and measures needed to fix the area.

Mr. Baldelli commented on the overall high quality of work done at the Loop project. Mr. Litchfield agreed to draft a letter indicating the Commission has accepted the proposed remediation plan to repair the wetlands, acknowledge the wetland encroachment, and the commission’s expectation that the work’s completed by September 1<sup>st</sup>. Commissioners requested that the large rock in the wetlands be taken out by August 1<sup>st</sup>.

Mr. Litchfield commented that he would send a full report and evaluation to Mr. Baldelli and send a copy of the documents to DEP. Mr. Baldelli commented that an enforcement order would be issued by the end of August (assuming the clean up has been completed to the Commissioners satisfaction).

- **Avalon Bay –** Mr. Beals asked that the wetlands be cleaned up at Avalon Bay and explained that this request was made months ago. Mr. Litchfield commented that he would follow-up with the contractor to ensure the cleanup is done.

**Public Hearings:**

Ms. Guldner read the legal advertisement for the following public hearings:

*Request for Determination of Applicability filed by Scott McCuine to determine the limits of any resource areas at 13 Coolidge Circle.*

*Request for an Amended Order of Conditions filed by Framingham Cooperative Savings Banks for modifications to the currently approved plans regarding building footprints, grading, flood control and the installation of a sidewalk along Whitney Street.*

**7:29 PM     Notice of Intent (continued), 1C Belmont Street, 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 200' riverfront area.

Applicant:        Mo Bayou

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

Mr. Litchfield explained that the applicant requested a continued public hearing for August 9<sup>th</sup>. Commissioners discussed continuing the public hearing.

*Mr. Helwig 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 August 9, 2010 at 7:15 pm."*

**7:31 pm     Request for Determination of Applicability, 13 Coolidge Circle, Map 14, Parcel 57**

Installation of foundation supports (11-12 push piers) due to foundation settlement.

Applicant:        Scott McCuine

Mr. McCuine gave the abutter list and signature cards to Mr. Litchfield. Mr. McCuine explained the issues with the house settlement and need to install foundation supports. Commissioners discussed, suggested siltation devices around the stock piled material, and a tarp placed over the stockpile after each workday.

*Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue a negative determination of applicability for Scott McCuine for property at 13 Coolidge Circle, Map 14, Parcel 57 with the condition that a tarp covers the stock piled material after each construction day."*

**7:39pm     Request for an Amended Order of Conditions, 42-44 Whitney Street, Map 54, Parcel 32**

Plan modifications regarding building footprint and layout locations and flooding considerations. Additional work is also proposed for a sidewalk along Whitney Street.

Applicant:        Framingham Cooperative Savings Bank

Representative: Ken Strom, Thompson & Liston Associates

Mr. Strom explained the plans for the sidewalks and flood plan restoration and

asked the Commission for comments and thoughts on the proposed Amended Order of Conditions. Commissioners discussed the plans.

*Ms. Guldner motioned, Mr. Helwig seconded, and it was unanimously voted, “To continue the public hearing for 42-44 Whitney Street, Map 54, Parcel 32 until August 9<sup>th</sup> at 7:15 pm.”*

### **New Business:**

- The next meeting has been scheduled for Monday, August 9, 2010. Commissioners agreed to meet on August 9, 2010.
- Discuss letter of support for NEFF property at Ball Street – Mr. Litchfield explained the interest in Mr. Tougas’ purchasing the New England Forestry Land on Ball Street. He explained that 15 acres of the property are in Northborough and 20 acres are in Boylston. Mr. Litchfield explained that Mr. Tougas is currently leasing the property and would like to purchase the 15 acres for sale in Northborough (would work with Boylston for the acreage there) and would need a letter of support from the Conservation Commission. Commissioners discussed and unanimously agreed to send a letter of support for Mr. Tougas’ purchasing the land. Mr. Litchfield explained Mr. Tougas’ interest in reserving a portion of this land for a wind turbine (currently wind feasibility studies are in process). Commissioners asked about the land history, conservation restrictions (none put on), contacting the Community Preservation Committee, and seeking financial support from the town to put a restriction on the land. Mr. Litchfield agreed to discuss with Kathy Joubert, Town Planner, about discussing with the Open Space Committee. Mr. Litchfield agreed to draft a letter of support and send to Mr. Baldelli to review.
- Discuss Forestry Management Plan recently submitted –Mr. Litchfield and Commissioners discussed the forest cutting plans. Mr. Beals asked for GIS maps for each of the forest cutting plans. Mr. Litchfield agreed to email a set of GIS maps to each Commission.

### **Old Business:**

- Dunia Gardens – Commissioners and Mr. Litchfield discussed the barrier and silt fencing issues on Hudson Street. Mr. Litchfield agreed to address with the applicant.
- Discuss the project at 73-85 West Main Street – Applicant or representatives were not present this evening to discuss. Mr. Litchfield updated the Commission on the plans for erosion 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.
- Vote to accept deed from Casa Realty as required by the Maynard Woods Subdivision approval – Mr. Litchfield explained that Lot B would be deeded to the Conservation Commission, but the document is not ready yet.
- Andrew Silva’s property – Mr. Litchfield explained that the conservation restriction baseline documentation has been received. Mr. Helwig agreed to review and give suggestions on the contents before a town official signs. Mr. Helwig agreed to review and discuss with Mr. Litchfield by the end of the week.

- Bartlett Pond – Mr. Baldelli gave an update on the successful water chestnut picking at Bartlett Pond that occurred 3 weeks ago. Mr. Litchfield agreed to call Gerry Smith about the Bartlett Pond plan and inventory.
- Little Chauncey - Mr. Baldelli explained the issues with getting a truck, the large area containing water chestnuts, and missed timing for picking the chestnuts out of Little Chauncey. Mr. Baldelli commented that more resources are needed to be available next year (including help from some Westborough residents).
- Brian McManus update– Commissioners and Mr. Litchfield discussed Mr. McManus’s membership status on the Commission. All agreed that Mr. Litchfield would call Mr. McManus to discuss and get feedback.
- Northborough Crossing retail update – Mr. Litchfield gave an update on Burger King, BJ’s gas station, and a small office building being at the front entrance to Northborough Crossing. Mr. Litchfield explained that building pad plans are expected by Labor Day of this year and installed by Labor Day of next year.
- 333 Howard Street – Mr. Litchfield gave an update on the violation of the shared driveway, remediation needed, work done without a permit, expired Order of Condition, and need for a new filing of a Notice of Intent.

**Certificates of Compliance:**

- 100 Ridge Road - Mr. Litchfield explained the outstanding Order of Conditions issued in 1991 and a Certificate of Compliance needed for this property; Mr. Litchfield explained the as built was previously received and the Board of Health has accepted the septic as-built.

*Commissioners unanimously signed the Certificate of Compliance for 100 Ridge Road.*

**Adjourn:**

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

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

The Conservation Commission meeting ended at 8:52 pm.

Respectfully submitted,

Eileen Dawson

Commission Secretary