



**TOWN OF NORTHBOROUGH**  
**Conservation Commission**  
**Monday, November 15, 2010**  
**Board of Selectmen Meeting Room**

Conservation  
Commission  
Approved  
12-13-10

7:00 PM

- Present:** Wayne Baldelli, Mo Tougas, Diane Guldner, and Greg Young
- Absent:** Todd Helwig, Tom Beals, and Brian McManus
- Others Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Jerry Mazzola – Hudson Street; Anthony and Laura Ziton – 1A Pondview Way; Scott Parker – 192 Milk Street, Westborough; Janice Ferenchick – 205 Crawford Street; John Fyffe-19 Ridge Road; John Campbell – 29 Spruce Street; and George Connors – Connorstone Engineering.

At 7:05 pm, Mr. Baldelli opened the Conservation Commission meeting.

- Informal discussion with John Campbell regarding the Conservation Fund – Mr. Campbell, Chairperson of the Community Preservation Committee, explained the plans to purchase the Schunder property and use \$200,000 from the Conservation Fund balance (approximately half the funds currently in the account). Mr. Campbell explained the plans to apply for a state land grant and the potential for borrowing a bond amount of \$500,000 for the 100 acres of Open Space. The total cost has been estimated at \$1,500,000. Mr. Campbell distributed a financials document titled: 2011 CPA Application for Open Space Purchase – Funding Strategy.

Commissioners and Mr. Litchfield discussed and asked questions regarding the: CPA placing a Conservation Restriction on the property, appraisal done 2 years ago, wetland consideration, and trails on the property. Commissioners agreed to support the Community Preservation Committee's interest in purchasing this land.

- Informal discussion with Anthony Ziton regarding the dog park at the former Mustang Stables – Mr. Ziton gave a PowerPoint presentation including: mission statement, interest from over 150 families for a dog park, outcome of Assabet Park option, several properties already considered, positives for the Old Mustang Stable property (11 acres, 1 acre would be fenced in for the dogs), funding costs (estimated at \$16,225), abutters notified of group's interest, scheduled meeting with the Board of Selectmen next week, and success of Medway's dog park.

Commissioners asked questions and discussed with Mr. Ziton the plans including: off leash while in the park only, wetland areas (dogs would not be off leash, outside of the park), 4" fencing proposed, desire for 1 acre only, self policing area (trash, dog droppings, maintaining area), concern with liability (town liability would be zero due to funds from town being zero), and plans for small dog area and a large dog area. Commissioners discussed the concerns with maintenance and having designated people to be responsible for keeping the area clean (similar to the trails, users don't always clean up after themselves). Commissioners asked that the trails on the property

be outlined (overgrown and not currently in use), but needed. Commissioners discussed Mr. Ziton's need to talk with the Trails Committee for assistance in outlining the trails on the property. The Commission requested that a copy of the trails outlined be submitted to Mr. Litchfield. Standard erosion control (silt fence and straw wattles) was discussed. Commissions discussed and agreed that they have no problem with the property being pursued as a dog park.

### **Public Hearings:**

**7:20 pm**     **Notice of Intent (continued), Hudson Street, Map 53, Parcel 19-21, (local Bylaw only)**

**Construction of a duplex house within 200' Riverfront area.**

**Applicant:        Gerard Mazzola**

**Representative: Connorstone Engineering**

Mr. Connors, representative of Connorstone Engineering, and Mr. Litchfield discussed the plans (the same plans that the Commission received, the DEP also received). Mr. Litchfield explained that DEP issued a superseding Order of Conditions (Wetlands were redefined). Mr. Litchfield explained that he reviewed the calculations of flood storage. Commissioners discussed that silt fence, straw wattles (not hay bales), no disturbance within 15' of wetlands, and 15' delineation (bushes, posts, or signs), and an as built would be required before a Certificate would be issued. Mr. Litchfield explained that the Order of Conditions, issued under the local bylaw only, would still need to be recorded with the Worcester Registry of Deeds.

Commissioners asked about the timeline for building. Mr. Connors explained that the sewer easement would need to be moved before any work could begin.

*Ms. Guldner motioned, Mr. Tougas seconded, and it was unanimously voted, "To issue an Order of Conditions under the local bylaw for Gerard Mazzola for property at 0 Hudson Street, Map 53, Parcel 19-21."*

### **New Business:**

- The next meeting has been tentatively scheduled for Monday, December 13th, 2010. Committee members agreed to meet on December 13, 2010.

### **Old Business:**

- 119 Bearfoot Road (soil remediation) – Mr. Litchfield and Commissioners discussed the clean up progress that started over the summer including: site inspection done, railroad tracks cleared, trees removed with stumps left, vegetation removed, new vegetation planted, and trucks quietly travelling on and off the site. Mr. Litchfield commented that sand exists in the culvert; he agreed to send a letter to the manager at Iron Mountain requesting that the culvert be cleaned out.
- Maple Street/Ridge Road – Joe McManus property. Commissioners discussed the erosion issues and siltation devices not being in place properly. Mr. Litchfield agreed to address the issues with Mr. McManus.

- Informal discussion regarding 117 Maple Lane – Mr. Litchfield communicated with Mr. Warwick and Commission agreed to his planting smaller trees.
- Brian McManus (Commissioner) – Mr. Litchfield explained that Mr. McManus just moved, but he would discuss with Mr. McManus (future status as a member of the Conservation Commission).
- Conservation Budget – Mr. Litchfield explained that he is working on the budget and if Commissioners had any input or requests for funding to let him know.
- Little Chauncey – Mr. Baldelli explained his concerns with the water chestnuts in Little Chauncey and the need to manage and remove the chestnuts in mid to late June 2011. Commissioners discussed asking Boy Scout troops in Northborough and Westborough to assist.
- 432 Whitney Street – Mr. Litchfield gave an update on site progress- Mr. Anza has begun having the wetland areas flagged.

#### **Request for Extension of Order of Conditions:**

- Request for Extension of Order of Conditions, Route 9 and 20 Intersection, Map 109, Parcel 15, DEP # 247-932

Mr. Litchfield and Committee members discussed the need for an extension on the roadwork. Committee members discussed continuing for 1 year.

*Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To issue an Extension of the Order of Conditions for Brendon Properties for the Route 9 and 20 Intersection, Map 109, Parcel 15, DEP # 247-932.”*

#### **Certificates of Compliance:**

Commissioners and Mr. Litchfield discussed the projects ready for certificates. Mr. Litchfield recommended approving the certificates.

- Request for Certificate of Compliance, 1 Beeman Road, Map 71, Parcel 14, DEP # 247-0982

*Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To issue a Certificate of Compliance for 1 Beeman Road, Map 71, Parcel 14, DEP # 247-0982.”*

- Request for Certificate of Compliance, 245 Hudson Street, Map 35, Parcel 35, DEP # 247-0988

- *Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To issue a Certificate of Compliance for 245 Hudson Street, Map 35, Parcel 35, DEP # 247-0988.”*

#### **Review Minutes of October 18, 2010 Meeting**

Commissioners discussed the minutes and had no corrections.

*Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, “To approve the October 18, 2010 minutes.”*

**Adjourn:**

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

***Mr. Tougas motioned, Mr. Young seconded, and it was unanimously voted, "To adjourn the Conservation Commission meeting."***

The Conservation Commission meeting ended at 8:20 pm.

Respectfully submitted,

Eileen Dawson

Commission Secretary