



TOWN OF NORTHBOROUGH
Conservation Commission
Monday, December 13, 2010
Board of Selectmen Meeting Room

Conservation
Commission
Approved
1-10-11

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; Paula Thompson – Waterman Design Associates; David Gillespie – AvalonBay Communities; Lt. Bill Lyver – Northborough Police Department.

At 7:04 pm, Mr. Baldelli opened the Conservation Commission meeting.

Public Hearings: (none at this time)

Informal Discussion with Lt Bill Lyver of the Northborough Police Department regarding Mt. Pisgah and their application to the CPC –

Lieutenant Lyver gave a history of the state funding and discussed concerns with issues occurring on open space and the trails in town particularly Watson Park, Carney Park, Edmund Hill Parking Lot, and Mt. Pisgah. Lt. Lyver distributed policy reports indicating the abuse and vandalism occurring on the many town open space areas and explained the many reasons why the purchase of two all terrain vehicles, a trailer, and accessories (total cost of \$29,076) would allow the police department to patrol public areas more effectively.

Lt. Lyver explained the goals of the police department to keep the trails and public areas safe and user friendly. Commissioners asked questions related to accessing trails with an all terrain vehicle (some of the trails are difficult to access), the need for two vehicles (safety for police officers to work in a pair), littering and drinking issues (more patrolling would decrease the incidents), and the recent fire and dirt bike use damaging Mt. Pisgah (difficult to access the damaged area of the trail without a smaller police vehicle).

Commissioners and Lt. Lyver discussed the goal of the Community Preservation Committee (CPC) to preserve and protect open space. Mr. Baldelli commented that an All Terrain Vehicle (ATV) would not be able to access 80% of the trails. Commissioners discussed the trails and locations where the majority of the issues are occurring. Commissioners asked about the weight (800 lbs each), warranty (5 years), ability of an ATV to drive on the streets independently (doesn't need a trailer to move), engine capacity (2-cylinder), and insurance (no additional cost, town vehicles have coverage). Commissioners discussed the increase in open space in town and the interest in protecting these areas.

Lt. Lyver explained that the Open Space Committee and Trails Committee have no issues with the purchase of two ATVs and have agreed to sending letters of support to the CPC. Lt. Lyver commented that he would need to go before the CPC to request funding.

Commissioners and Mr. Litchfield discussed the interest of the Conservation Commission and Trails Committee to encourage the community to use the trails and open space areas in town. Commissioners agreed to send a letter to the CPC in support of these vehicles to increase the patrolling and to help make the parks and trails safer. Mr. Litchfield agreed to draft the Conservation Commission's support letter.

Certificates of Compliance:

- Request for Certificate of Compliance, Southwest Cutoff, AvalonBay Communities, Map 108, Parcel 5, DEP # 247-0974

Mr. Gillespie, AvalonBay representative, gave an update on AvalonBay and explained that the buildings have been constructed, 90% of the apartments have been leased, and the project has been completed. Ms. Thompson, Waterman Design engineer, reviewed the construction plans history along the way, the as-builts submitted for the site, catch basins and stormwater management plans in compliance, and the two as-builts expected to be finalized by Nitsch Consulting at the end of this week.

Mr. Litchfield commented on his site walk with Mr. Beals. Mr. Litchfield commented on the Commissioner's previous concerns and improvements made including: the recycle center area has been improved with no issues or concerns, newer section (northern section near trailer) erosion control fixed, catch basins scrapped out and cleaned up, and Phase 1 and Phase 2 of as-builts have been submitted to the town. Commissioners discussed the roadway; Mr. Litchfield explained that this is a different Order of Conditions.

Commissioners asked about maintenance plans; Mr. Gillespie explained that the catch basins would be inspected and cleaned yearly and more frequently if needed. Ms. Guldner asked about the slopes of the site and monitored for erosion; Mr. Gillespie commented that he would address this concern with the maintenance department. Mr. Gillespie asked about removing the silt fencing before the winter. Mr. Litchfield explained that enough growth and stabilization exists; the Commission agreed that Mr. Gillespie could remove the silt fencing.

Mr. Tougas motioned, Mr. Helwig seconded, and it was unanimously voted, "To issue a Certificate of Compliance to AvalonBay Communities for property located at Southwest Cutoff, Map 108, Parcel 5, DEP # 247-0974 contingent on Nitsch Consulting's final plan review and approval."

- Request for Partial Certificate of Compliance, 96-100 Lincoln Street, Map 62, Parcel 44/001 and 44/002, DEP # 247-0847

Mr. Litchfield explained the request for a partial certificate for unit 1 and unit 2 and explained that the units are ready and stable.

Ms. Guldner motioned, Mr. Young seconded, and it was unanimously voted, "To issue a Partial Certificate of Compliance for Building #1, units 1 and 2, for property located at 96-100 Lincoln Street, Map 62, Parcel 44/001 and 44/002, DEP # 247-0847."

- Request for Certificate of Compliance, Lot 3, 26 Beechwood Circle, Map 20, Parcel 35, DEP # 247-0791 (expired)

Commissioners and Mr. Litchfield discussed the need to issue a Certificate of Compliance on this expired Order of Conditions (a new order has been issued for this project). Mr. Litchfield explained that possibly 2 lots are showing up on the chain of title for the property.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue a Certificate of Compliance, Lot 3, 26 Beechwood Circle, Map 20, Parcel 35, DEP # 247-0791 for 2 lots."

Old Business:

- DCR Massachusetts Watershed Rangers – Commissioners discussed and reviewed the DCR brochure.
- 117 Maple Lane – Mr. Litchfield gave an update that tree plantings have begun and the project is progressing toward completion before the weather changes.
- 429 Whitney Street (0 Whitney Street) – Mr. Litchfield explained that Mr. Anza has a mutual agreement with the Commission not to do any more work with filling in material on his property. Mr. Anza will be going before the Planning Board and Zoning Board of Appeals in January to discuss his agricultural plans.
- Brian McManus (Commissioner) – Mr. Litchfield explained his conversation with Joe McManus (Brian's son) who commented that his father would probably not come back as a member of the Conservation Commission. Commissioners discussed Mr. McManus's term ending in 2011 and discussed encouraging applicants to apply for the position.
- 73-85 West Main Street – Commissioners discussed the groundwater issues and water bleeding off of the site. Commissioners and Mr. Litchfield discussed the recent drainage changes, which should channel the water into the detention basin.
- 333 Howard Street (Mr. Silva's property) – Mr. Litchfield gave an update on the site progress including that installation of the detention basin has begun on Howard Street. Mr. Litchfield commented that no appeal has been filed at this point.

New Business:

- The next meeting has been tentatively scheduled for Monday, January 10th, 2011. Commissioners agreed to meet on January 10, 2011.

Review Minutes of November 15, 2010 Meeting:

Commissioners discussed the minutes and had no corrections.

Ms. Guldner motioned, Mr. Young seconded, and it was unanimously voted, "To approve the November 15, 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 8:30 pm.

Respectfully submitted,

Eileen Dawson

Commission Secretary