



TOWN OF NORTHBOROUGH
Conservation Commission
Monday, September 12, 2011
Conference Room B

Conservation
Commission
Approved
10-17-11

- Present:** Wayne Baldelli, Todd Helwig, Diane Guldner, Chelsea Christenson, Greg Young, and Mo Tougas
- Absent:** Tom Beals
- Others Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Emerson Chandler – 189 Crosby Road, Berlin; Howie Stone – 257B Rice Avenue; John Fouracre – 99 Pleasant Street; David Backus – 58 Coolidge Circle; Millard Berryman – 24 Morse Circle; Charles Areski – 59 Coolidge Circle; James and Gigi Casella – 70 Coolidge Circle; Linda Sabel – 70 Newton Street; Kendra McCuino – 13 Coolidge Circle; Diana Woodruff – 46 Coolidge Circle; Brian Huggins – 95 Coolidge Circle; Kevin McCormick – 17 Stone Drive; Kim Wezniak – 30 Stone Drive; Jim and Penny Black – 14 Stone Drive; Larry Gavini – 21 Fernbrook Road; Michael and Melinda Kement – 305 Brigham Street; Gina Babcock – 54 Coolidge Circle; Jeff Faulconer – 82 Coolidge Circle; Eileen Ward – 47 Coolidge Circle; Patricia Johnson – 287 Brigham Street; Kara Buzanoski – DPW Town; Carrie Grasso – 46 Cherlyn Drive; Shari Spadafora – 38 Cherlyn Drive; Dan and Mary Ann Hamman – 20 Morse Circle; Donna Morris – 58 Coolidge Circle; Neil Swinton – 43 Coolidge Circle; Scott and Jackie Wellman – 67 Coolidge Circle; Brian Harris – 416 Whitney Street; Jonathan Gorham – 391 Whitney Street; Ann Wilter – 16 Morse Circle; Nancy Lepore – 388 Whitney Street; Sandra Chaurette – 66 Coolidge Circle; Jonathan and Nancy Bush – 39 Coolidge Circle; Joyce Gee – 313 Brigham Circle; Nancy Anderson – 9 Morse Circle; Jackie and Andy Meschisen – 6 Wheeler Lane; Ann Swinton – 43 Coolidge circle; Brad Petrishen – MetroWest Daily News; Sara MacLean – 92 Coolidge Circle; Richard Kane – 17 Coolidge Circle; Russ Lang – 21 Coolidge Circle; Andy Liston – Thompson-Liston Associates; Matt Smith – Bohler Engineering; Attorney Mark Donahue – Fletcher, Tilton, & Whipple Law; and Brad Holmes – Environmental Consulting and Restoration, LLC.

At 7:20 pm, Mr. Baldelli opened the Conservation Commission meeting. Mr. Baldelli introduced Chelsea Christensen, new member of the Conservation Commission. Commissioners welcomed Ms. Christensen.

Public Hearings:

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

Request for a Determination of Applicability as filed by NSTAR Gas Corp. for the installation of a gas line and associated regulator station within the roadway and at 375 Southwest Cutoff.

Notice of Intent filed by the Town of Northborough Department of Public Works for the installation of a water treatment facility at 200 School Street with associated grading, drainage and utilities within the 100' buffer zone.

Notice of Intent (continued) as filed by SA Farms, LLC for 432 Whitney Street for construction of access driveway, filling portions of site for meadow and pastures for livestock, and construction of a single family house within the 100' buffer zone.

Notice of Intent filed by the Town of Northborough Department of Public Works for the replacement of an existing drain line at 335 Church within the 100' buffer zone.

7:15 pm **Notice of Intent, 432 Whitney Street, Map 15, parcel 22, DEP # 247-1014**
Construction of access driveway, filling portions of site for meadow and pastures for livestock, and construction of a single family house within the 100' buffer zone.
Applicant: SA Farms, LLC
Representative: Thompson-Liston Associates, Inc.

Commissioners discussed and decided to exercise the right to hire an outside consultant at the applicant's cost. Andrew Liston, engineer for applicant, commented that the Conservation Commission's request and proposal for an outside consultant be copied and sent to him. Mr. Litchfield explained that the applicant would pay for the cost of the consultation and \$50 administrative fee to the town for reviewing. Mr. Baldelli asked that audience members not comment tonight due to the Commission's need to vote on the consultant and public hearing decision for this evening.

Ms. Guldner motioned, Mr. Young seconded, and it was unanimously voted, "To choose to hire a consultant for 0 Whitney Street Realty Trust."

Ms. Guldner motioned, Mr. Young seconded, and it was unanimously voted, "To continue the public hearing for SA Farms for 432 Whitney Street, Map 15, Parcel 22, and DEP # 247-1014 on October 17, 2011 at 7:15 pm."

7:32 pm **Request for an Amended Order of Conditions (continued hearing), 75 Otis Street, Map 105, Parcel 45, DEP # 247-1011**
Installation of sewer pump station within 100' buffer zone.
Applicant: Walmart Real Estate Business Trust
Representative: Andrew Manning, Bohler Engineering

Matt Smith, representative from Bohler Engineering, and Attorney Mark Donahue, from Fletcher, Tilton, Whipple Law, explained the changes to the proposed plan including: rotated building out of right-of-way area by 1-foot, 20 square feet of wetland encroachment, 26.5' away from the wetland areas (less disturbance than previous plan), and pump station in a smaller building (11' x 18' and brick pre-cast structure).

Mr. Smith and Mr. Donahue explained that no practical alternative exists that will provide long-term solution; building is as small as possible, change configuration completed, safety concerns addressed, need access for vehicles servicing pump station, and best area proposed. Mr. Smith explained the scope of the work, pump station proposed in the low point (other areas would mean excavation gets deeper, repairs would be deeper, more invasive and costly), less tree cutting with plans, hood would be built on catch basin, berm constructed near catch basin, rotate outlet, water quality unit and dry well unit to be installed, sewer improvements for residents and better wetland protection with sewer line.

Ms. Buzanoski, DPW Director, agreed that the low point is the best area to construct the pump station, proposed location would be the easiest to access on a daily basis, and the building is the smallest possible to accommodate all needs.

Mr. Baldelli asked about timeline. Mr. Smith commented that bids would occur in the next couple of weeks and early summer after school stops would be the time for construction.

Mr. Baldelli asked for audience comment; no one responded. Mr. Baldelli requested action.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue an Amended Order of Conditions to Wal-Mart Real Estate Business Trust for property at 75 Otis Street, Map 105, Parcel 45, DEP # 247-1011 with the special conditions of a hood on the catch basin, berm constructed near the catch basin, and rotation of the outlet."

7:51 pm

Request for a Determination of Applicability, 375 Southwest Cutoff, Map 114, Parcel 2.

Installation of a gas line and associated regulator station within the roadway

Applicant: NSTAR Gas Corp.

Representative: Brad Holmes, Environmental Consulting & Restoration, LLC

Mr. Holmes, representative from Environmental Consulting, gave the abutter list and signature cards to Mr. Litchfield. Mr. Holmes explained the plan to install a gas line with an open trench within 100' of brook. Mr. Baldelli explained concerns with the brook and asked that additional erosion control be installed; straw wattles and silt fencing dug down along the proposed trench. Commissioners discussed fiber logs (wood chips) be added along the 25' area from the brook as it goes under Route 20.

Mr. Baldelli asked for audience comment; no one responded. Mr. Baldelli requested action.

Mr. Helwig motioned, Mr. Tougas seconded, and it was unanimously voted, "To issue a negative Determination of Applicability to NSTAR for property at 375 Southwest Cutoff, Map 114, Parcel 2 with the special conditions of straw wattles, silt fence, and/or wood chip bags within 25' of stream crossing and Route 20 for erosion control."

8:00 pm

Notice of Intent, 200 School Street, Map 84, Parcel 21, DEP # 247-1021

Installation of a water treatment facility at with associated grading, drainage and utilities within the 100' buffer zone

Applicant: Town of Northborough Department of Public Works

Representative: Shira McWaters, Tata & Howard, Inc.

Ms. Buzanoski, DPW Director, explained the plans for a new water treatment facility structure with a natural gas generator outside the building, day tanks and all other equipment within the building, and explained the details of the liquids contained within the building (sodium dioxide, chlorine briquettes, UV light for disinfection, potassium hydroxide 1,500-2,000 gallons in contained structure), full basement

proposed, fenced area around the facility and locked, and pump running 24 hours/day with minimal sound. Ms. Christenson asked about noise, suggested the outlet be further away from the wetlands, and surface treatment be provided. Ms. Buzanoski explained the noise level is very low and answered questions.

Mr. Baldelli asked for audience comment. Melissa and Mike Kement, abutters at 305 Brigham Street, asked questions about the existing driveway distance to water garage, water pipe and electrical only activity on Brigham Street, grant from the state, DEP needs to approve, sewer construction different project. Not enough staff – only 4 members of DPW. Ms. Buzanoski explained deliveries are about every 6 weeks to 6 months depending on chemicals delivered. She explained about 350 gallons are pumped per minute, water quality structure would be in front of them, lighting is minimal at facility for abutting residents' view. Ms. Johnson, abutter at 287 Brigham Street, asked questions about tree cutting, larger facility than Lyman Street, and access for electric and water. Mr. Baldelli asked for further discussion and requested action.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue an Order of Conditions to Town of Northborough DPW for 200 School Street, Map 84, Parcel 21, DEP # 247- 1021 with the special conditions of water surface treatment, building containment for chemicals, and outlet moved further from the wetland area."

8:23 pm

Notice of Intent, 335 Church Street, Map 42, Parcel 33, DEP # 247-1022

Replacement of an existing drain line at within the 100' buffer zone.

Applicant: Town of Northborough Department of Public Works

Representative: Town Engineer

Mr. Litchfield explained the history of the property and plan (builder developed), man hole or pipe would be heavy duty, and minimize trench plans. Mr. Litchfield and Ms. Buzanoski explained that the Swanson property has protected species and National Heritage needs to respond to the proposed plans and asked for a continuation of the public hearing to allow for a response.

Mr. Baldelli asked for discussion and requested action.

Mr. Young motioned, Ms. Guldner seconded, and it was unanimously voted, "To continue the public hearing for the Town of Northborough DPW for property at 335 Church Street, Map 42, Parcel 33, DEP # 247-1022 until October 17th 2011 at 7:15 pm."

Old Business:

- Update on 21 Fernbrook Road – Commissioners, Mr. Litchfield, and Mr. Gavini discussed the need to file a Notice of Intent. Mr. Litchfield recommended the Commission issue an Enforcement Order to file a Notice of Intent by October 3rd. Mr. Gavini explained the engineering issues, the deadline missed and reasons, and surveyor issues. Mr. Baldelli explained that Mr. Gavini was asked to file a Notice of Intent a year ago and explained the process that if a Notice of Intent is not filed by October 3, 2011, then DEP would become involved and violations would be issued. Mr. Baldelli explained that an enforcement order would be issued this evening.

- 119 Bearfoot Road Remediation – Mr. Litchfield and Commissioners discussed the red maples getting too much water, Art Allen’s request to replant, lots of trees planted and stabilized, higher elevation for new plantings, and springtime being the best time to plant. Commissioners agreed that 10 or less trees would be fine.
- 0 Whitney Street – Commissioners and Mr. Litchfield discussed the \$1,695 plus \$50 administrative fee that the applicant would pay to have our selected consultant, CEA, review the plans, review state regulations, and suggest possible conditions. Mr. Petrishen, representative from the MetroWest Daily News, asked questions about the hiring of a consultant, fees, and the process for the property.
- Lawrence Falls – Mr. Litchfield and Commissioners commented on the minor changes for the hedges. All discussed the tree removal in the right-a-way approved by the DEP for sidewalk construction, abutter concerned about her flowers to be removed and replanted once the sidewalk has been installed, and bridge to be installed. Commissioners discussed the gravel piled up near the wall.
- 56 Hudson Street – Commissioners discussed the property and concerns with the manhole backing up. Mr. Litchfield explained the elevation figures. Mr. Baldelli requested that Mr. Litchfield verify the high water mark and elevations to the river. Mr. Litchfield agreed to discuss with Mr. Bishop – property owner.
- Northborough Crossing – Commissioners and Mr. Litchfield discussed the opening of BJ’s, Golf Town, T.J. Maxx, Ultra health and beauty, Dick’s being proposed, Kohl’s to open in a couple of weeks, Toys R US and Baby R Us to open in a couple of weeks, Wegman’s to open October 16th (expect over 30,000 people for Grand Opening) and Michael’s to open next year. Commissioners discussed the cat tails in the wetland, need to monitor invasive species, and agreed the cat tails could stay in place.

Review Minutes of August 8, 2011 Meeting:

Commissioners reviewed the minutes and had no changes. Mr. Baldelli requested action.

Mr. Young motioned, Mr. Tougas seconded, and it was voted 5, 0, 1 (Ms. Christenson abstained), “To accept the August 8, 2011 minutes of the Conservation Commission.”

New Business: (none at this time)

Certificates of Compliance:

- Request for Certificate of Compliance, 289 Crawford Street, Map 57, Parcel 12, DEP # 247-983 and #247-841.

Mr. Litchfield explained that the property has been stabilized and the certificates could be issued. Mr. Baldelli requested action.

Mr. Helwig motioned, Mr. Young seconded, and it was unanimously voted, “To issue Certificates of Compliance for 289 Crawford Street, Map57, Parcel 12, DEP # 247-0983 and 247-841.”

Adjourn:

Commissioners had no further business to discuss. Mr. Baldelli requested action.

Mr. Young motioned, Ms. Guldner 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