



TOWN OF NORTHBOROUGH  
Conservation Commission  
Monday February 13, 2012  
Conference Room B  
Town Offices, 63 Main Street, Northborough, MA 01532

Conservation  
Commission  
Approved  
3-12-12

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**Present:** Wayne Baldelli, Todd Helwig, Diane Guldner, Tom Beals, Chelsea Christenson, and Mo Tougas

**Absent:** Greg Young

**Others Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Dudley Darling – Juniper Hill Golf Course, Inc.; Willy Chang – 40 Ridge Road

Mr. Baldelli opened the Conservation Commission meeting at 7:10 p.m.

**Public Hearings:**

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

*Determination of Applicability filed by Juniper Hill Golf Course to determine the limits of any resource areas within the golf course improvements proposed for irrigation improvements at 202 Brigham Street*

7:11 PM **Request for Determination of Applicability, 202 Brigham St., Map 73, Parcel 41**  
Determine the limits of any resource areas within the golf course improvements proposed for irrigation improvements

Applicant: Dudley Darling, Juniper Hill Golf Course, Inc.

Mr. Darling gave the abutter list and signature cards to Mr. Litchfield. Mr. Darling explained his proposed plans including: replace piping for irrigation system (patch work had been done over the past couple of years to fix leaks), silt fencing would be installed along the bank and around the areas, backhoe would be used, estimate a day and a half of work, and replanting grass after piping installed.

Commissioners discussed the timing to replace and disturb the area would be during the dry weather and now would be ideal. Mr. Baldelli suggested cutting grass and rolling it so the area would be easy to put back in place after the new piping has been installed. Mr. Darling explained that the area is rocky and difficult to cut and roll. Mr. Litchfield explained that silt fencing would need to stay in place until the areas are stabilized with grass growing.

Mr. Baldelli requested action.

*Mr. Tougas motioned, Mr. Helwig seconded, and it was unanimously voted, “To issue a negative determination to Dudley Darling, Juniper Hill Golf Course, Inc. for property at 202 Brigham Street, Map 73, Parcel 41 with the special conditions that silt fencing would be installed 20’ around each bank and stay in place until the areas are stabilized.”*

Mr. Darling asked Commissioners about a drainage repair (4” to 6” piping) needed on the 1<sup>st</sup> and 8<sup>th</sup> hole fairways. Commissioners discussed the repair that would be outside the 100’ buffer zone but may be within the 200’ riverfront area. Mr. Litchfield asked Mr. Darling to sketch the area needing improvement and send for review.

#### **New Business:**

- The next meeting is scheduled for Monday, March 12, 2012; Commissioners discussed and agreed to meet.

#### **Old Business:**

- Watson Park – Commissioners discussed the trash issues, possibility of posting signs for carry in and carry out of trash, disposal company’s issues with frozen trash, and DPW’s assistance. Commissioners discussed continuing to monitor the park and the possibility of Eagle Scouts’ building a hut over the trash can.

- 432 Whitney Street – discuss return of interest due as indicated by peer review

Mr. Litchfield explained that no appeal has occurred at this point and the interest income needs to be released and returned to the applicant.

*Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, “To return the interest income for the peer review (CEA) to the applicant Santos Anza for property at 432 Whitney Street, Map 15, Parcel 22.”*

- Fisherman’s Access Drive to Little Chauncy - Mr. Litchfield explained the issues: culvert being 4’ wide (not in need of extending), but the driveway (in the flood plain) needs to have the lower point closer to the culvert for proper drainage. Mr. Litchfield explained that beavers have been removed due to flooding issues on abutting properties. Commissioners and Mr. Litchfield discussed adding 18” gravel to the driveway.
- Violation notice for 40 Ridge Road – Mr. Litchfield explained that two letters were sent to the property owner of 40 Ridge Road. Mr. Willy Cheng, property owner, was present this evening and explained that he had been out of the country for 3 weeks and just received the letters. Mr. Cheng explained the disturbance in the resource area including: tree branches broken and hanging over power wires, trees leaning toward house, and plans to replant smaller trees along the driveway.

Commissioners suggested getting the logs, branches, and brush out of the buffer zone within the next 2 weeks and plan to plant white pines and other evergreens along the 15’ buffer zone. Commissioners asked that a letter be sent to the applicant with the clean up deadline within 2 weeks; Mr. Litchfield agreed to sent.

- Violation notice for 431 Howard Street – Commissioners discussed the letter sent 2 weeks ago to the property owner requesting that a Notice of Intent be filed.

Commissioners asked that if the owner does not respond that a certified second notice letter be sent.

- Schunder Property – Mr. Litchfield explained that \$200,000 needs to be transferred from the Conservation Commission account to purchase the Schunder Property.

*Mr. Helwig motioned, Mr. Beals seconded, and it was unanimously voted, “To move \$200,000 from the Conservation Commission fund to purchase the Schunder Property on Green Street.”*

- 40 Lyman Street – Commissioners discussed the Town’s need to file an RDA with conditions or a Notice of Intent for the chlorine treatment (for e-coli) proposed for the Bartlett well that is within 100’ buffer zone.
- Bartlett Pond – Mr. Baldelli asked for the contact person whom expressed interest in clearing the water chestnuts in the pond; Mr. Litchfield agreed to sent the contact’s information to Mr. Baldelli.
- 26 Johnson Avenue – Mr. Litchfield explained that the applicant would be filing a Notice of Intent for next month to build a single family home, septic system, and turn around area.
- MACC Conference: Commissioners discussed the conference and Mr. Baldelli sent his choices via email, Ms. Guldner sent her choices as well, and Mr. Litchfield commented that Mr. Young would be attending and sending his requests.
- FEDEX -300 Bartlett Street – Commissioners discussed the silt running down and washing out onto the street. Commissioners discussed a better tracking pad needed, a better sweeper used on the street (unacceptable to be pushing the silt to the side of the road), and a sediment pond between the trailer and the street dug to catch water. Mr. Litchfield agreed to discuss with property owner.

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

- 95 Indian Meadow Drive, Map 105, Parcel 50

Mr. Litchfield explained that the work has not been complete due to the ground not be frozen enough this year and the extension expiring in March ’12. Commissioners discussed and agreed to extend for 3 year, but asked Mr. Litchfield to encourage completion this year. Mr. Baldelli requested action.

*Mr. Helwig motioned, Mr. Beals seconded, and it was voted 5, 0, 1 with Chelsea Christenson abstaining, “To issue an Extension Permit for the Order of Conditions for 95 Indian Meadow Drive, Map 105, Parcel 50, DEP # 247- 877.”*

**Certificates of Compliance:**

- 3 Railroad Drive, Map 71, Parcel 2

Commissioners discussed the property; Mr. Litchfield explained that 3 Railroad Drive has been stabilized and has requested and is ready for a partial Certificate.

*Mr. Helwig motioned, Mr. Tougas seconded, and it was unanimously voted, “To issue a Certificate of Compliance to 3 Railroad Drive, Map 71, Parcel 2, DEP # 247-0599.”*

- 53 Bartlett Street, Map 52, Parcel 56

Mr. Litchfield explained that the site has been stabilized and ready for a Certificate of Compliance. Mr. Baldelli asked for discussion and action.

***Mr. Helwig motioned, Mr. Tougas seconded, and it was unanimously voted, “To issue a Certificate of Compliance to 53 Bartlett Street, Map 52, Parcel 56.”***

**Review Minutes of October 17, 2011; November 14, 2011; December 15, 2011; and December 21, 2011 Meetings:**

Commissioners discussed the minutes and agreed to vote on October 17, 2011 and November 14, 2011. Commissioners had no changes on the October minutes and Mr. Tougas asked for modification on the November 14, 2011 minutes regarding 13 complaints from the Attorney General’s Office and the complaints not being associated with wetland areas.

***Mr. Tougas motioned, Mr. Helwig seconded, and it was voted 5, 0, 1 with Chelsea Christenson abstaining, “To approve the October 17, 2011 minutes of the Conservation Commission.”***

***Mr. Beals motioned, Mr. Tougas seconded, and it was unanimously voted, “To approve the amended November 14, 2011 minutes of the Conservation Commission.”***

Commissioners discussed and agreed to review the December 15, 2011 and December 21, 2011 minutes at the next meeting.

**Adjourn:**

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

***Mr. Tougas motioned, Mr. Beals seconded, and it was unanimously voted, “To adjourn the Conservation Commission meeting.”***

The Conservation Commission meeting ended at 8:50 p.m.

Respectfully submitted,  
Eileen Dawson  
Commission Secretary