



TOWN OF NORTHBOROUGH
Conservation Commission
Monday March 11, 2013
Conference Room B
Town Offices, 63 Main Street, Northborough, MA 01532

Conservation
Commission
approved
4/8/13

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- Present:** Greg Young, Diane Guldner, Wayne Baldelli, Todd Helwig, Chelsea Christenson, and Mo Tougas
- Absent:** Tom Beals
- Others Present:** Fred Litchfield – Town Engineer; Mia McDonald – Conservation Agent; Eileen Dawson – Recording Secretary; Scott Goddard – Goddard Consulting; Roger and Lorraine Leland – 28 South Street; and Mark Farrell – Green Hill Engineering

Mr. Young opened the Conservation Commission meeting at 7:08 p.m. Mr. Young reminded all that the meeting was being recorded.

Review Minutes of January 14, 2013

Commissioners discussed and had minor changes to the minutes.

Mr. Helwig motioned, Mr. Tougas seconded, and it was unanimously voted, “To approve the January 14, 2013 minutes of the Conservation Commission.”

Public Hearings:

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

Notice of Intent filed by the Town of Northborough for property at 363 South Street for replacement of the walking track at Ellsworth-McAfee Park located within 100’ buffer zone.

Notice of Intent filed by Roger B. Leland for property at 46 Sunset Drive for replacement of septic system located within 100’ buffer zone.

Abbreviated Notice of Resource Area Delineation filed by David and Therese Turpin for property located at 394 & 398 Davis Street.

Public Hearing:

7:15 PM **Request for Determination of Applicability, 363 South Street, Ellsworth-McAfee Park Track Resurfacing**

Removal and replacement of the track surrounding the playing fields at Ellsworth-McAfee Park, South Street.

Applicant: Town of Northborough

Representative: Fred Litchfield, Town Engineer

Mr. Litchfield and Ms. McDonald explained the details of the project. Three sides of existing walking track is to be paved and widened. One leg of the track is within 100' buffer zone of wetlands. The walking path shall be widened from 4' to 6' wide. The existing track is to be excavated 1 foot and repaved. Straw wattles and silt fencing shall be in place prior to any work commencing on the site. The work to be completed with a bobcat or small backhoe.

Mr. Young asked for abutter comment: Mr. Roger Leland, member of the Long Range Capital Planning Committee and resident, commented on the need for improvements to the track and the value to the town.

Commissioners had no more question of further discussion.

Mr. Tougas motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue a negative determination for 363 South Street with the condition that erosion control of straw wattles and silt fencing are in place as shown on the plan during all phases of the work."

7:18 pm

Notice of Intent, 46 Sunset Drive

Repair and replacement of existing septic system.

Applicant: Philip and Janet Rogers

Representative: Greenhill Engineering

Mr. Farrell, representative from Greenhill Engineering, gave the abutter list and signature cards to Ms. McDonald. Mr. Farrell explained the details for the project. The yard is flat, then there is a steep slope down to the wetlands. The existing cesspool shall be filled. Excavation shall occur for leach field, but no stock piling planned – material shall be removed each day. Mr. Farrell explained the landscape of trees in the front yard, gas line in place, and finished basement. Mr. Farrell explained that the septic system would be 50' from the edge of the wetland and outside of NHESP wildlife habitat.

Commissioners discussed the straw wattles and asked that the erosion control be pulled out 2 more feet from the wetlands.

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

Mr. Helwig motioned, Mr. Tougas seconded, and it was unanimously voted, "To close the hearing and issue an Order of Conditions to Philip Rogers for property at 46 Sunset Drive to replace the existing septic system."

7:27 pm

Abbreviated Notice of Resource Area Delineation, 394 & 398 Davis Street

Determination of boundaries of wetlands resource areas on the property.

Applicant: David & Therese Turpin

Representative: James Tetreault, Thompson-Liston Assoc.

Mr. Goddard, wetland scientist from Goddard Consulting, gave the abutter list and signature cards to Ms. McDonald. Mr. Goddard explained the flagging (16 flags on-site). Commissioners discussed the site visit details and the buildable lot size; Mr. Goddard was unclear the actual lot size.

Mr. Young asked about abutters; no one responded.

Mr. Helwig motioned, Mr. Baldelli seconded, and it was unanimously voted, “To issue an Order of Resource Area Delineation for 394 and 398 Davis Street.”

New Business:

- Informal discussion: 55 Hudson Street – Scott Goddard explained Connorstone Engineering’s plans to build a multi-story building. He also discussed the partially working dam and asked whether the Commission sees the water as a stream or a pond. Commissioners discussed if the property is within 200’ riverfront area and asked what type of re-development is proposed. Commissioners agreed to categorize as the resource area as a river. Mr. Litchfield suggested a letter be sent to the owner from Ms. McDonald indicating that the property lies within the 200’ riverfront area. Mr. Goddard asked Ms. McDonald to send a copy of the letter to him.
- Informal discussion: 07-06-030 Northborough Zoning Regulations, Downtown Neighborhood Supporting Regulations. The Commission agreed to open discussion with the Planning Board about revising regulation that requires 100% upland.
- Informal Discussion: 26 Alcott Drive – Discussion of special condition of common ownership on Certificate of Compliance DEP File #247-325. Commissioners discussed Jonathan and Linda Wade’s property (they own lots 25 and 23). Commissioners discussed wetland area and that a conservation restriction was never put on the property. Lot 23 has wetlands on the site, but taxed as unbuildable and assessed value of \$17K. Commissioners discussed that the owner may want to sell the property and the need for more clarification if the property is buildable. Ms. McDonald agreed to send a letter to Mr. Wade to discuss further at next month’s meeting.
- Informal Discussion: Little Chauncey Pond access and invasive vegetation removal. Mr. Litchfield explained that there is no new news regarding the pond and Westborough’s need to do their part, possibly late spring. Mr. Baldelli discussed the water chestnuts growing in June. Ms. McDonald commented that she emailed the Conservation Agent in Westborough and is waiting for a response.

Old Business:

- Informal discussion: Mt. Pisgah, Ball Hill and Wrack Meadow conservation area. Ms. McDonald commented on the next meeting scheduled for Thursday March 14 at 7 pm on 23 Linden Street. Ms. McDonald commented on the assigned consent forms for private property use of the trails and the list of parcels to propose for grant options.
- Tree Removal Policy – Commissioners discussed adopting the regulation once there has been a public hearing. Ms. McDonald agreed to add a Public Hearing to next month’s agenda.
- Informal Discussion regarding site conditions at 300 Bartlett Street – Ms. McDonald gave an update on the issues with the recent storm including: dirty water in the street, improperly draining catch basins, snow removal, weekly reports, as-built process and requirements (swales).

Certificates of Compliance:

- Request for Certificate of Compliance, 444 Howard Street, Lot 2A, Map 13, Parcel 14, DEP file # 247-311
- Request for Certificate of Compliance, 119 Bearfoot Road, Maps 28, 29, 45, Parcels 60, 30, 114, DEP File # 247-958
- Duplicate Request for Certificate of Compliance, Walnut Hill (Off of D'Angelo Drive), Map 110, Parcel 1
- Request for Certificate of Compliance, 371 Whitney Street, DEP File #247-0963.

Mr. Tougas motioned, Mr. Helwig seconded, and it was unanimously voted, "To issue Certificates of Compliance to the following properties: 444 Howard Street, Lot 2A, Map 13, Parcel 14, DEP file # 247-311; 119 Bearfoot Road, Maps 28, 29, 45, Parcels 60, 30, 114, DEP File # 247-958; Walnut Hill (Off of D'Angelo Drive), Map 110, Parcel 1; and 371 Whitney Street, DEP File #247-0963."

Correspondence

- Central MA Mosquito Control Project – 53 Moore Lane – Ms. McDonald gave an update on the excavated material.

Mr. Litchfield reminded all of the upcoming Town Meeting on April 22, 2013.

Adjourn:

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

Ms. Guldner motioned, Ms. Christenson seconded, and it was unanimously voted, "To adjourn the Conservation Commission meeting."

The Conservation Commission meeting ended at 8:55 p.m.

Respectfully submitted,

Eileen Dawson

Commission Secretary