



TOWN OF NORTHBOROUGH
Conservation Commission
Monday, June 10, 2013
Conference Room B
Town Offices, 63 Main Street, Northborough, MA 01532

Conservation
Commission
Approved
7/29/13

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- Present:** Greg Young, Diane Guldner, Todd Helwig, Wayne Baldelli, and Chelsea Christenson (arrived 7:12 pm)
- Absent:** Mo Tougas and Tom Beals
- Others Present:** Mia McDonald – Conservation Agent; Eileen Dawson – Recording Secretary; James Tetreault – Thompson-Liston Associates, Inc; Jack Maloney – Connorstone Engineering; John Grenier – J.M. Grenier Associates; Scott McCuine – 13 Coolidge Circle; Michelle Gillespie – 117 Howard Street; Brian Russell – 10 Hillside Circle; Mark Donahue – Attorney for 333 Southwest Cutoff; Paula Thompson – Waterman Design Associates; Allan White – 10 Hillside Road; Richard Mattress– 312 Southwest Cutoff; and Steve Lepierre – Walnut Hill Lawn Service.

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 April 8, 2013 and May 13, 2013

Commissioners discussed and had no changes to the minutes.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, “To approve the April 8th and May 13, 2013 minutes of the Conservation Commission.”

Public Hearings:

Ms. Guldner read the legal advertisement for the following public hearing:

Request for Determination of Applicability filed by Scott McCuine for 13 Coolidge Circle for installation of play area and split rail fence within 100’ of BVW.

Request for Determination of Applicability filed by Jodi Catherine Del Re for 10 Hillside Road for proposed driveway, 2 car parking pad, & site work associated within 100’ BVW & riverfront area.

Notice of Intent filed by LeFreniere for 222 Brewer Street for installation of septic system with associated site work within 100’ of BVW.

Notice of Intent filed by Andrew Collins/New England Baseball Enterprises, LLC for 333 Southwest Cutoff for construction of 3 synthetic/sod baseball fields, supporting buildings, parking, 2 pad site for restaurants/retail, drainage improvements, & associated grading within 100’ of BVW and riverfront area

7:12 pm Notice of Intent (Continued) – 150 Church Street, Map 55, Parcel 60, DEP File #247-1055

Site work associated with construction of a common driveway within Bordering Land Subject to Flooding and Riverfront Area.

Applicant: Gary Dutram
Representative: J.M. Grenier Associates

Mr. Grenier, representative for applicant, explained the plans including: 4 lots, plans pulled out of 100' buffer zone and pulled out of 100' riverfront area as requested by Commission, no work proposed in flood zone, need for a special permit for site work with Planning Board, and this NOI is just for the common driveway.

Commissioners discussed and asked about timeframe for the common driveway; Mr. Grenier commented on August 2013 for construction. Commissioners confirmed that plans for the 4 lots, driveways, houses and associated site work would require additional NOI filings.

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

Mr. Helwig motioned, Ms. Christenson seconded, and it was unanimously voted, "To issue an Order of Conditions for Gary Dutram for 150 Church Street with the special condition of erosion control around the common driveway bulb area and a tracking pad installed on the driveway to keep Church Street clean."

7:45 pm **Request for Determination of Applicability – 13 Coolidge Circle, Map 14, Parcel 57.**

Landscaping and installation of a fence within 100-foot buffer of BVW.
Applicant: Scott McCuine

Mr. McCuine gave the abutter list and signature cards to Ms. McDonald. Commissioners asked about the septic plan used as a reference. Commissioners discussed that a wall is a structure and boulders are considered a structure. Commissioners asked why the play area has been proposed within the 100' buffer zone. Mr. McCuine explained the concerns with the front yard and busyness of the street. Mr. McCuine explained the plans to raise the grade, approximately 60-80 yards of fill brought on-site, and a boulder fence installed within the 100' BVW.

Commissioners discussed the property and asked that the proposed boulder wall (considered a structure) be brought out to 30' from the wetlands to comply with the local bylaw. The Commission approved the location of the split rail fence.

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

Mr. Helwig motioned, Mr. Baldelli seconded, and it was unanimously voted, "To issue a negative determination to Scott McCuine for property at 13 Coolidge Circle, Map 14, Parcel 57 with the condition that the boulder wall be moved back to the 30' no structure area from the BVW".

7:52 pm **Request for Determination of Applicability – 10 Hillside Road, Map 105, Parcel 16.**

Installation of a packed gravel driveway within 100-foot buffer of Smith Pond and associated BVW.
Applicant: Jodi Catherine Del Re
Representative: Brian Russell

Mr. Russell, representative for applicant, gave the abutter list and signature cards to Ms. McDonald. Mr. Russell and Allan White, representatives for 10 Hillside Road,

explained the plans to allow for easier access to the house, bringing in groceries and other items, including: heavy grade packed gravel added to make a driveway, backhoe loader, small roller to pack, 6-8 hours of approximate work proposed, and the proposed work outside the 50' buffer zone. Commissioners discussed concern with erosion and recommended a crushed stone berm at the end of the driveway area closest to the pond at the edge of the proposed vegetable garden.

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

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, "To issue a negative determination to Jodi Catherine Del Re for property at 10 Hillside Road Map 105, Parcel 16 with the special condition to add a berm at the end of the packed gravel driveway closest to wetlands."

8:03 pm

Notice of Intent– 222 Brewer Street, Map 27, Parcel 36, DEP File #247-1058

Repair/installation of septic system with associated site work within the 100-foot buffer zone of a BVW.

Applicant: William LaFreniere

Representative: Connorstone Engineering

Mr. Maloney, representative from Connorstone Engineering, gave the abutter list and signature cards to Ms. McDonald. Commissioners and Mr. Maloney discussed the replacement plans for the septic system (new tank) and associated grading within the 100' buffer zone. Mr. Maloney explained the details and location of the well and abutter's well. Commissioners discussed the erosion control plans. Commissioners discussed the tree cutting in buffer zone; Ms. McDonald agreed to send a letter requesting that all disturbance cease.

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

Mr. Baldelli motioned, Mr. Helwig seconded, and it was unanimously voted, "To issue an Order of Conditions to William LaFreniere for property at 222 Brewer Street, Map 27, Parcel 36, DEP File #247-1058 with the standard conditions."

8:07 pm

Notice of Intent–333 Southwest Cutoff, Map 109, Parcel 9, 11, & 12, DEP File # 247-1059

Applicant: New England Baseball

Representative: Waterman Design Associates, Inc.

Mr. Donahue, Attorney for applicant, and Ms. Thompson, Engineer for applicant, gave the abutter list and signature cards to Ms. McDonald. They explained the 2 phase plans including: Phase 1 to install 3 competitive baseball fields, parking, small concession stand; Phase 2 to add 20,000 square feet of retail. Commissioners discussed the riverfront area and storage shed within riverfront area, stormwater management regulations, concerns with 50' buffer zone and steep slope on northeast corner. Commissioner asked about fill to be brought in (Ms. Thompson explained the site would be balanced), need for corrected stormwater and soil calculations, 15' wide and 15' height wall proposed, no fertilizer proposed and improvement of synthetic material on fields, 2008 wetland delineation completed and current ANRAD on file, and no stock piling on the site permitted. Commissioners explained that the wetland on north side needs to remain intact and would like to see storage

shed moved away from the wetlands. Ms. McDonald requested a PDF file copy of the altered plans to review and distribute to the commission.

Mr. Donahue asked for a continuation of the public hearing. Mr. Young asked for audience comment; no one responded.

Mr. Baldelli motioned, Ms. Guldner seconded, and it was unanimously voted, "To continue the public hearing New England Baseball for 333 Southwest Cutoff Map 109, Parcel 9, 11, & 12, DEP File # 247-1059 until July 8, 2013 at 7:15 pm."

New Business

- Informal discussion: 312 Southwest Cutoff. Disturbance within the buffer zone of BVW. Richard Mattress, owner, and Steve Lapierre, Walnut Hill Landscaping present to discuss disturbance. Commissioners discussed the mulch pile that was located within the 100' buffer of a BVW. Mr. Lapierre explained the mulch pile has already been moved outside the 100' buffer zone and the berm was existing prior to his business. Commissioners agreed to allow the berm to remain, but requested that it is vegetated for stabilization.
- Informal discussion: 106 South Street. Disturbance within the Riverfront Area. Commissioners discussed keeping the garden, etc on the agenda for next month when Mr. Beals could add comment.
- Informal Discussion: 95 Indian Meadow. Drainage line repair by DPW. Ms. McDonald explained the scope of the work proposed including: 20' longer pipe, man hole added, with flared end and 6"+ rip rap. Commissioners recommend that the DPW write a letter requesting a rip rap fore bay at flared end. Ms. McDonald agreed to write a letter on behalf of the Conservation Commission recommending the work be done immediately.
- Next Meeting on July 8, 2013. Commissioners discussed the next meeting; all agreed that they would be available except for Mr. Young.

Old Business:

- Informal discussion: Mt. Pisgah, Ball Hill and Wrack Meadow conservation area. Ms. McDonald gave an update on the Town Planner Kathy Joubert's suggestion to combine meetings.
- Informal Discussion: site conditions at 300 Bartlett Street. Ms. McDonald explained that the site has been stabilized, but she would inspect the site after the recent heavy rain.
- Informal Discussion: 209 Pleasant Street Letter. Commissioners discussed keeping the discussion on the agenda for next month or Ms. McDonald could send an email and ask for Mr. Beals comments on the property.
- 7 Greenland Circle – Ms. McDonald presented the requests of the homeowner that the yard be tilled and not scraped, and that a stone wall is installed instead of concrete bounds. She explained that some of the wetland vegetation (skunk cabbage) is growing in the yard within the disturbed area. Commissioners discussed the property and asked that the yard be scraped and no walls were allowed within the 30-foot buffer. Ms. McDonald agreed to notify the property owner.

Certificates of Compliance:

- Request for Certificate of Compliance, 5 Davis Avenue, Map 101, Parcel 120, DEP File # 247-1045. Ms. McDonald and Commissioners discussed that the grass is growing, but they would like to see the site more stabilized with thicker grass and discussed DPW's plans to build a berm in mid-July.

- Request for Certificate of Compliance, 46 Sunset Drive, Map 93, Parcel 45, DEP File # 247-1051. Ms. McDonald and Commissioners discussed that the property has been stabilized. Mr. Young requested action.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, “To issue an Certificate of Compliance for 46 Sunset Drive, Map 93, Parcel 45, DEP File # 247-1051.”

Correspondence

- Zoning Board of Appeals: Permit Application for 175 Bearfoot Road – addition to Iron Mountain Data Center.
- Division of Fisheries and Wildlife – changes to NHESP Vernal Pool and Rare Species Information System.
- DCR – ALB traps along Mt. Pisgah Trails – Ms. McDonald explained the plans to place Asian Long horned Beetle traps on Mt. Pisgah trails. Commissioners discussed the destruction of trees that these beetles have caused in Shrewsbury and their support of pro-active efforts.

Commissioners and Ms. McDonald discussed site plans and informal discussions and agreed that applicants with big plans such as 333 Southwest Cutoff should come before the commission for feedback before filing a Notice of Intent.

Commissioners asked about Development Review Process within Town Hall. Ms. McDonald explained that contractors, engineers, developers, etc. are encouraged to schedule a meeting with the Town Planner, Town Engineer and Building Inspector prior to the formal submission of plans. The Commission stated that is would like Ms. McDonald present at any meetings of wetland jurisdictional projects. Ms. McDonald agreed to discuss with Fred Litchfield, the Town Engineer (her superior) and to formulate a plan to better prepare the Commission for larger projects.

Adjourn:

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

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

The Conservation Commission meeting ended at 9:45 p.m.

Respectfully submitted,

Eileen Dawson
Commission Secretary