



TOWN OF NORTHBOROUGH
Conservation Commission
Monday,
November 18, 2013
Conference Room B
Town Offices, 63 Main Street, Northborough, MA 01532

Conservation
Commission
Approved
12-9-13

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- Present:** Wayne Baldelli, Diane Guldner, Todd Helwig, and Chelsea Christenson
- Absent:** Greg Young, Mo Tougas, and Tom Beals
- Others Present:** Mia McDonald – Conservation Agent; Eileen Dawson – Recording Secretary; John Grenier – J.M. Grenier Associates; Amy Poretsky – 47 Indian Meadow Drive; Tom Racco – 121 Indian Meadow Drive; Glenn E. Krevosky – EBT, Inc.; Kevin O’Connell – 91 Indian Meadow Drive; and Chuck and Steve Scott – WGG and CFS Engineering.

Mr. Baldelli opened the Conservation Commission meeting at 7:03 p.m. Mr. Baldelli reminded all that the meeting was being audio recorded for transcription purposes.

Public Hearings:

Ms. Guldner read the legal advertisement including:

Notice of Intent for 150 Church Street, Lot 1, Map 55, Parcel 60 filed by Kendall Homes, Inc. for construction of a single family home with associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

Notice of Intent for 150 Church Street, Lot 2, Map 55, Parcel 60 filed by Kendall Homes, Inc. for construction of a single family home with associated site work and grading within Riverfront Area.

Notice of Intent for 150 Church Street, Lot 3, Map 55, Parcel 60 filed by Kendall Homes, Inc. for construction of a single family home with associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

Notice of Intent for 150 Church Street, Lot 4, Map 55, Parcel 60 filed by Kendall Homes, Inc. for construction of a single family home with associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

- **Notice of Intent, 150 Church Street, Lot 1, Map 55, Parcel 60, DEP File # 247-1064**

Construction of a single family home with associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

Applicant: Kendall Homes, Inc.

Representative: John Grenier, J.M. Grenier Associates, Inc.

- **Notice of Intent, 150 Church Street, Lot 2, Map 55, Parcel 60, DEP File # 247-1065**

Construction of a single family home with associated site work and grading within Riverfront Area.

Applicant: Kendall Homes, Inc.

Representative: John Grenier, J.M. Grenier Associates, Inc.

- **Notice of Intent, 150 Church Street, Lot 3, Map 55, Parcel 60, DEP File # 247-1066**

Construction of a single family home with associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

Applicant: Kendall Homes, Inc.

Representative: John Grenier, J.M. Grenier Associates, Inc.

- **Notice of Intent, 150 Church Street, Lot 4, Map 55, Parcel 60, DEP File # 247-1067**

Construction of a single family home within the 100-foot buffer of BVW and associated site work and grading within Riverfront Area and the 100-foot buffer of BVW.

Applicant: Kendall Homes, Inc.

Representative: John Grenier, J.M. Grenier Associates, Inc.

John Grenier, representative for the applicant, gave an update on proposed plans for the property including: existing site conditions, structures to be removed, construction of 4 houses proposed with a common driveway, and the reduction in degraded areas after construction. Commissioners and Ms. McDonald discussed and asked for details about the degraded calculations, DEP's feedback, need to review the recently submitted plans and have another discussion with DEP, interest in an alternatives analysis, and degraded area clarification. Commissioners discussed having 3 homes instead of 4, keeping the 4th lot out of the 50' buffer zone, and possible improvements to the 4th lot design. Commissioners agreed that more information and a more in-depth alternatives analysis is needed and discussed continuing the public hearing.

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 continue the public hearings for 150 Church Street, Lots 1-4, Map 55, Parcel 60, DEP File # 247-1064 to #247-1067 until 7:15 pm on Monday, December 9, 2013."

New Business:

- **Informal Discussion: Indian Meadow Golf Course, 275 Turnpike Road in Westborough and adjacent parcels in Northborough.** Chuck and Steve Scott, representatives for the property, explained the plans to convert the existing golf holes into driving ranges and practice areas, add a 9 hole Par 3 executive course, eliminate some of the brook crossings, add some lighting for 1 driving range (only would be used up to 2 hours past dusk), and no earth clearing. Commissioners discussed the property and recommended filing a Notice of Intent.

Mr. Baldelli asked for audience comment; Tom Racco, abutter at 121 Indian Meadow Drive, asked about the heated areas, golf balls entering wetlands, and proximity of the driving ranges to the wetland areas. Kevin O'Connolly, 91 Indian Meadow Drive, asked about the practice range 5 and 6, proximity to his property, and concern with balls going into the wetlands.

The Commission suggested including measures to keep golf balls out of the wetland resource areas in the permit application.

Old Business:

- Update: Enforcement Order, 394 Davis Street, DEP File #247-1053. Ms. McDonald gave an update including: the applicant pulled the silt fencing from the 15' area, paid the \$100 fine, applicant has not put up DEP signs yet, and applicant needs to properly install the silt fencing, and Ms. McDonald needs to inspect the fencing once reinstalled.
- 496 West Main Street Update – Ms. McDonald and Commissioners discussed Order of Conditions which gave approval for a 22' wide driveway; the applicant is seeking approval for 24' wide. Ms. McDonald explained that a 22' wide driveway had been approved, the additional disturbance still falls under the required 1.5:1 replication ratio, and the allowed 3,500 square feet of disturbance (1,800 feet has been proposed/disturbed). The new calculations and plans have been received and filed. Commissioners discussed the siltation devices, stabilizing the fences, and agreed that the proposed change is insignificant.

Ms. Guldner motioned, Mr. Helwig seconded, and it was unanimously voted, "To accept the Notice of Insignificant Change for 496 West Main Street."

Certificates of Compliance:

- Request for Certificate of Compliance, 26 (30) Johnson Ave, Map 52, Parcel 13, DEP File #247-1026. Ms. McDonald explained that the grass is growing, the property has been stabilized, and wetland markers installed (iron bars). Commissioners discussed; Mr. Baldelli requested action.
Ms. Guldner motioned, Mr. Helwig seconded and it was unanimously voted, "To issue a Certificate of Compliance to 26 (30) Johnson Ave, Map 52, Parcel 13, DEP File #247-1026."
- Request for Certificate of Compliance, 382 Davis Street, Map 101, Parcel 137, DEP File # 247-1037.
Ms. McDonald explained that the grass is growing - not fully vegetated, straw is in place over the seeded areas, and the as built is insufficient. Commissioners discussed and agreed to issue the certificate once Ms. McDonald approves the as built; Mr. Baldelli requested action.
Ms. Guldner motioned, Mr. Helwig seconded and it was unanimously voted, "To issue a Certificate of Compliance 382 Davis Street, Map 101, Parcel 137, DEP File # 247-1037."
- Request for Certificate of Compliance (continued), Bigelow Farms, 96-100 Lincoln Street, Map 62, Parcel 43, DEP File #247-847. Ms. McDonald explained that the grass is growing, site has been stabilized, as built received, and wetland signs are in place. Mr. Baldelli requested action.
Ms. Guldner motioned, Mr. Helwig seconded and it was unanimously voted, "To issue a Certificate of Compliance to 96-100 Lincoln Street, Map 62, Parcel 43, DEP File #247-847."

- Request for Certificate of Compliance (continued), Lydia’s Way, Map 62, Parcel 44, DEP File #247-1023. Ms. McDonald explained that the grass is growing and the property has been stabilized. Commissioners discussed; Mr. Baldelli requested action. *Ms. Guldner motioned, Mr. Helwig seconded and it was unanimously voted, “To issue a Certificate of Compliance to Lydia’s Way, Map 62, Parcel 44, DEP File #247-1023.”*
- Request for Certificate of Compliance (continued), 5 Davis Avenue, Map 101, Parcel 120, DEP File #247-1045. Ms. McDonald commented that the property is still not ready, no changes.

Correspondence:

- Notification of installation of fiber optic line along Goddard Road and Solomon Pond Road – Annese Telecom & Utility – Ms. McDonald gave an update on the silt fencing installed and fiber optic work on the roads.
- 318 Main Street – Ms. McDonald and Commissioners discussed the need for a Notice of Intent to be filed to enlarge the restaurant and septic system.
- 51 Southwest Cutoff – Zoning Board of Appeals Variance and Special Permit Application. Ms. McDonald explained the plans for Richie’s bus company to sell, lease, and service buses. No increase in impervious has been proposed.
- Sudbury Valley Trustees Activities Calendar – Ms. McDonald commented on the SVT calendar.
- Tower Hill Botanic Garden – 16th Annual Trees in the Urban Landscape Symposium, November 21.
- Beaver Permits – Ms. McDonald explained that 3 beavers have been removed and more are building dams and will be removed. Emergency permits have been received.
- As-built wording – Ms. McDonald discussed the wording in the standard as built and asked the commission for approval to change the as built requirement from “within 100’ of resource area” to “entire property.” Commissioner agreed to the change.
- MACC increase fee of 3% – Ms. McDonald explained that the MACC fees would be increasing 3%; Commissioners thanked her for the communication.
- Lincoln Street School Renovation Meeting – Tuesday, January 14, 2014. Ms. McDonald gave an update on the next meeting regarding Lincoln Street School.
- Conservation Commission 2014 – meeting schedule calendar – Commissioners discussed and agreed to meet on the proposed dates.

Review Minutes of September 23, 2013 and October 21, 2013:

Commissioners discussed the minutes and had no corrections.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, “To approve the Minutes of September 23, 2013 and October 21, 2013.”

Next Meeting:

December 9th at 7pm and Site visits: Saturday, December 7th at 8am. Commissioners discussed and agreed to the site visits and next meeting.

Adjourn:

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

Mrs. Guldner motioned, Mr. Helwig seconded, and it was unanimously voted, "To adjourn the Conservation Commission meeting."

The Conservation Commission meeting ended at 8:52 p.m.

Respectfully submitted,

Eileen Dawson

Commission Secretary