



TOWN OF NORTHBOROUGH
Conservation Commission
Monday,
March 10, 2014
Conference Room B
Town Offices, 63 Main Street, Northborough, MA 01532

Conservation
Commission
Approved
4/14/14

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- Present:** Greg Young, Wayne Baldelli, Diane Guldner, Todd Helwig, and Chelsea Christenson
- Absent:** Mo Tougas and Tom Beals
- Others Present:** Mia McDonald – Conservation Agent; Eileen Dawson – Recording Secretary; John Grenier – J.M. Grenier Associates; Yao Zhang -40 Davis Street; Bob Gleeson – 102 School Street; Mike Sullivan – Connorstone Engineering; Ashley Davies – Sudbury Valley Trustees.

Mr. Young opened the Conservation Commission meeting at 7:04 p.m. Mr. Young reminded all that the meeting was being audio recorded for transcription purposes.

Review Minutes of February 10, 2014:

Commissioners discussed the minutes and had no corrections.

Mr. Baldelli motioned, Mr. Helwig seconded, and it was voted 4, 0, 1 with Mr. Young abstaining, “To approve the Minutes of February 10, 2014.”

Informal Discussion:

- Schunder Conservation Restriction – Mr. Litchfield explained the details including the Town of Northborough meeting vote and purchase approval. Ms. Davies discussed Sudbury Valley Trustees involvement. Commissioners discussed. Mr. Young asked for action on the restriction.

Mr. Helwig motioned, Ms. Guldner seconded, and it was unanimously voted, “To sign the Conservation Restriction as written.”

- 12 Mill Street - John Grenier, representative from J.M. Grenier Associates, discussed the plans to demolish the existing house and driveway, construct a new 2-family duplex, limit to 5,000 square feet of disturbance, provide alternative analysis, no work within the inner riparian zone. Commissioners discussed their interest in improvements with re-development. Mr. Grenier discussed the septic upgrade from a cesspool, recharge plans, and new plantings proposed. Ms. McDonald asked for flagging – surveyor to repost the flags. Commission stated that the delineation must be accurately placed on the plans, but if the abutter does not allow flagging, the no flags ok. The Commission also requested that the alternative analysis include a different house location where the house may be turned, have a shared driveway and/or be located outside of the riverfront area.

Public Hearings:

Ms. Guldner read the legal advertisement including:

Notice of Intent for 81 Maple Lane, Map 65, Parcel 44 filed by Yao Zhang for removal of existing home, construction of a new single family home and associated site work within the 100 foot buffer of a wetland resource area.

7:20 pm Notice of Intent, 81 Maple Lane, Map 65, Parcel 44, DEP File # 247-1070

Demolition of existing single family home and construction of a three bedroom house, including driveway, private well, septic system, earthwork and landscaping within 50 feet of Bartlett Pond.

Applicant: Yao Zhang.

Representative: Michael Sullivan, Connorstone Engineering

Mr. Sullivan, representative for applicant, gave the green cards and abutter signatures to Ms. McDonald. Mr. Sullivan explained the plans including: ½ acre lot re-developed, remove existing home, trees – 11 already approved by CC, 1,500 gallon tank and septic system installed, and new well installed, level topography, front yard slopes down to pond, wattles shall be installed, ZBA approval of 13 ½' to property line, Board of Health reviewing 2 or 3 bedroom septic system, and no subsurface drainage proposed. Commissioners discussed the variance needed for the well (proposed 200'+ deep), improvements proposed including a new septic system, new well, 2 old wells to be abandoned. The Commission requested improvements to the plan to address impervious area (gutters recommended and subsurface recharge), and need for 15% recharge. Mr. Sullivan discussed the desire for 22-23 trees in total to be removed. Commissioners discussed the interest in new plantings along the property such as high bush blueberry and native species for animal habitat. Commission discussed leaving brush and only cutting the trees within the 50' (no pulling roots in the wetland area). The proposed erosion controls were approved with the exception that the erosion controls will be moved closer to the work once the tree along the bank of the pond has been cut.

Commissioners discussed the property and agreed on the following:

- Reduce the amount of pavement comprising the driveway
- No stock piling allowed on the site
- Detailed plans needed including: exact trees proposed for removal, pavement reduction details on the driveway area, and proposed plantings
- An alternate well location proposed further from the pond, possibly even aligned with the existing well that is further from the pond.
- Additional information regarding Board of Health approval (location and size of septic system), impervious calculations and recharge, and cohesiveness with ZBA calculations.

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

Mr. Helwig motioned, Mr. Baldelli seconded, and it was unanimously voted, "To continue the public hearings for 81 Maple Lane, Map 65, Parcel 44, DEP File # 247-1070 until April 14th, 2014 at 7:15 pm."

New Business:

- **Informal Discussion: Bartlett Pond OOC** – Ms. McDonald explained that the OOC expires in April of 2014, the treatment plan is out to bid; and Gerry Smith – Aquatic Control, has retired and Mark Belard has taken over. Commissioners discussed extending the OOC for one year for the spot treatments. Ms. McDonald agreed to notify abutters, advertise the public hearing, and add to the agenda in the upcoming months.
- **Informal Discussion: 459 Main Street OOC** - Ms. McDonald explained that the OOC is set to expire in April 2016 under the Permit Extension Act. Commissioners discussed and agreed that the applicant does not need to extend the OOC or file under the local bylaw.

Old Business:

- **Update: Tri-Town Landscape Partnership Grant** – Ms. Davis, member of Sudbury Valley Trustees and Open Space Committee, explained the plans, \$1.4 million awarded, 500 plus acres, and Berlin/Northborough/Boylston areas. Commissioners discussed the \$204K Northborough portion and \$263K Sudbury Valley Trustees (Boylston land). Commissioners discussed the \$467,355 that Northborough would upfront and then the \$263K that the state would reimburse.
- **Update: Asian long horned beetle eradication** – Ms. McDonald commented on the ground survey to begin today until late June to assess a 1.5 mile radius for tree infection. Ms. McDonald explained that no beetles have been found in Northborough. Ms. McDonald explained that she will be getting weekly updates via email.

Certificates of Compliance:

- **Request for Certificate of Compliance**, Saddle Hill Drive, Map 101 , Parcels 29-33 and 35-37, DEP File #247-438.

Mr. Helwig motioned, Ms. Guldner and it was unanimously voted, “To issue a Certificate of Compliance to Saddle Hill Drive, Map 101 , Parcels 29-33 and 35-37, DEP File #247-438.”

- **Request for Certificate of Compliance**, Saddle Hill Drive, Map 101, DEP File #247-454. Ms. McDonald explained that the road and drainage plans have been accepted and the property is ready for a Certificate of Compliance. Mr. Young requested action.

Mr. Helwig motioned, Ms. Guldner and it was unanimously voted, “To issue a Certificate of Compliance to Saddle Hill Drive, Map 101, DEP File #247-454.”

- **Request for Certificate of Compliance**, Turnpike Rd/Route 9, Map 104/Parcel 51, Map 110/Parcel 117, and Map 105/Parcel 52, DEP File #247-222. Ms. McDonald explained that the property has been stable and the owner needs a Certificate of Compliance to sell the property. Mr. Young requested action.

Mr. Helwig motioned, Ms. Guldner seconded and it was unanimously voted, “To issue a Certificate of Compliance to Turnpike Rd/Route 9, Map 104/Parcel 51, Map 110/Parcel 117, and Map 105/Parcel 52, DEP File #247-222.”

Correspondence:

- Notification of Public Hearing from MADOT re: Vegetation Management Plan
- Letter from Town of Northborough Engineer re: resurfacing of Woodstone Road – Commissioners discussed; Ms. Christenson recommended permanent silt netting during construction and extending the erosion controls to the utility pole at the end of Woodstone Road.

Next Meeting:

April 14th at 7pm and Site visits: Saturday, April 12th at 8am. Commissioners discussed and agreed to meet on the 14th and site visits on the 12th. Ms. McDonald stated that she will not be attending the site visits on April 12.

Adjourn:

Commissioners had no further business to discuss. Mr. Young 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 9:00 p.m.

Respectfully submitted,

Eileen Dawson

Commission Secretary