



TOWN OF NORTHBOROUGH Conservation Commission

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Approved 5.11.15

Conservation Commission Meeting Minutes March 9, 2015

Members Present: Greg Young, Diane Guldner, Wayne Baldelli, Todd Helwig, Justin Dufresne

Member(s) Not Present: Maurice Tougas

Others Present: Kale Kalloch-Getman, Conservation Agent; Kathy Joubert, Town Planner; David Kane, MIS/GIS Director; Dan Clark, Open Space Committee; John Campbell, Open Space Committee; Vito Colonna, Connorstone Engineering; Glenn Krevoski, EBT; Ziad Ramadan, Developer

Chairman Young opened the meeting at 7pm.

Ms. Guldner read the public hearing notices into the record for the following:

7pm Notice of Intent, 247-1085, Newton Street Right of Way, Map 7/ Parcels 1,2,35 and 36.

7:30 Notice of Intent, 247 -1084, 0 Newton Street, Map 7/Parcel 1

7:45 Notice of Intent, 247-108x, 965 Boston-Worcester Turnpike

8:00 Notice of Intent, 247-108x, 0 Bartlett Street, Map 67 /Parcel 6-0

Public Hearing for 17 Coolidge Circle Continued: Mr. Young announced the public hearing for the Notice of Intent for a septic system repair at 17 Coolidge Circle has been continued to the April meeting at the request of the Applicant.

Introduction of New Member: Ms. Kalloch-Getman introduced new member Justin Dufresne to the Commissioners.

Open Space Committee Presentation – Permanent Protection of Town-Owned

John Campbell, Chairman & Dan Clark, Member, Open Space Committee

Bob Mihalek, Chairman, Northborough Trails Committee

Mr. Clark explained there are certain parcels of land owned by the Town of Northborough that the Open Space Committee (OSC) would like the Conservation Commission to purchase in order to have them permanently protected. The Committee has identified parcels that are good candidates for permanent protection as they either abut Conservation Commission land or State-owned protected land. He noted these parcels include those acquired by the Town by tax-takings and by owners who donated the land to the Town.

Mr. Clark introduced a map to the Commissioners entitled "Town of Northborough Summary Map", prepared by David Kane, GIS Director, with highlighted parcels identified as "Owned by the Conservation Commission" and "Parcels of Interest Owned by the Conservation Commission". Mr. Clark explained the purpose of the map is to give the Commissioners a sense of where the identified parcels are located. He noted some of the identified parcels would expand existing conservation land.

Kathy Joubert, Town Planner, stated a lot of town-owned parcels may not be worth pursuing. However, two Edmund Hill parcels deeded to the Town by two different developers are basically all wetlands, will

not be developed and it would make sense to have them permanently protected. She stated she is not sure what the process for this will be, but deed research will be necessary.

Mr. Campbell and Mr. Clark noted the Open Space Committee is working on a full list of parcels to present to the Conservation Commission in the future.

Mr. Baldelli expressed concern about the water tank located on Edmund Hill, as he felt the tower would be a liability. He stated he would like to see the parcels researched extensively for possible liabilities. Ms. Joubert noted the water tower itself is owned by the Town and the water tank is already owned and controlled by the Water-Sewer Commissioners. She stated it is functional.

Mr. Baldelli asked Ms. Joubert if land taken by the Town due to unpaid taxes is legally owned by the Town. Ms. Joubert responded it is legally owned by the Town.

Ms. Guldner asked if any of the identified parcels have conservation restrictions on them. Ms. Joubert replied they do not, and there is a map available that shows all land on which there are conservation restrictions.

Mr. Helwig asked if they are thinking of putting a conservation restriction on the identified parcels. Ms. Joubert responded they are not considering that layer of protection. Mr. Helwig stated he does not want the extra layer.

Ms. Guldner asked if the land would be just open space once it is owned by the Conservation Commission. Ms. Joubert responded it will be just open space. Mr. Baldelli suggested it might be a good idea to allow passive recreation. Ms. Joubert agreed. She noted other town departments and boards will be involved with this project. The Town Administrator will send around a memo asking if anyone has a use for them. Mr. Kane stated many of the parcels are wet or the topography inhibits using them for passive recreation.

Mr. Campbell stated they are seeking support from the Commission, and Mr. Young confirmed they have the Conservation Commission's support.

Rawstron Property, Off Fawcett Orchard Road – Conservation Restriction
John Campbell, Chairman, Open Space Committee

Mr. Campbell explained the Open Space Committee is seeking the approval of the Commission to use Conservation Fund money for a conservation restriction they want to place on the property at 0 Fawcett Orchard Drive, as part of the Tri-Town Landscape Protection Partnership Project. The property is owned by William and Ann Rawstron. The deadline to do this is June 30, 2015.

Ms. Joubert explained Sudbury Valley Trustees (SVT) and the towns of Berlin, Boylston and Northborough, formed the Tri-Town Landscape Protection Partnership to protect land around Mount Pisgah. She stated Ashley Davies, SVT, is working on the Purchase & Sale Agreement for this property and SVT will hold the conservation restriction. A map was shown of the subject land around Mount Pisgah.

Mr. Campbell explained they would like to use Conservation Fund money, three-quarters of which will be returned to the Conservation Commission. He stated there are no obstacles regarding the paperwork and the Rawstron family is ready to go.

Mr. Helwig asked if there will be public access to the property, as there is to Schunder's field on Green Street. He stated if the town is paying for the conservation restriction, it should look and feel like town open space. Mr. Campbell explained it will be the same parking as for Schunder's field, as they have no intention of getting easements from other parcels.

Ms. Joubert stated land surrounding the Fawcett Orchard Drive property is either under an Agriculture Preservation Restriction (APR) or is 61A Agricultural land, and is owned by the Davidian or Tougas families.

Mr. Helwig motioned to approve the purchase of a conservation restriction for the Rawstron property on Fawcett Orchard Road with money from the Conservation Fund. Ms. Guldner seconded the motion and the Commission voted unanimously in favor of the motion.

7:15pm Notice of Intent, 247-1085, Newton Street Right of Way , Map 7/ Parcels 1,2,35 and 36.

- **Applicant:** Mohamed Ramadan; **Representatives:** Vito Colonna, Engineer, Connorstone; Glenn Krevoski, Environmental Consultant, EBT
- **Request:** Roadway improvements and associated work including widening of existing roadway; grading along the edge of the road; stonewall removal and rebuild; tree removal; wetland replication; wetland filling and 18" culvert replacement along Newton Street from Cherlyn Drive to Town Line and easements on #0, 85, 325, and 331 Newton Street.
- **Jurisdiction:** Bordering Land Subject to Flooding, Riverfront Area, Bordering Vegetated Wetlands, Buffer Zone of Bordering Vegetated Wetlands.

Mr. Ramadan, Mr. Colonna and Mr. Krevoski were present. Mr. Colonna gave an overview of the project, which includes roadway improves to Newton Street, as required by the Planning Board as part of the conditions of approval of a Scenic Road Permit decision issued in 2007 and amended in 2014. The proposed roadway improvements will be done in the portion of Newton Street that extends from Cherlyn Drive through 359 Newton Street, and will consist of widening the roadway, reclaiming the existing pavement, adjusting a vertical curve and replacing a culvert.

Mr. Colonna explained there are two areas where the 100-year floodplain goes up and over the roadway – the 1st section, located near Cherlyn Drive; and the 1st crossing, over Cooledge Brook. They are proposing to widen the roadway there to 18 feet. The existing pavement is now 18'-15'-18' and the proposed widening will make it all 18 feet wide. Guardrails will be placed on both sides of the road.

Mr. Colonna pointed out the cross section of the area in which the 48-inch culvert under the street is located. He noted they will be adding 2.5 feet on both sides. They will not be disturbing anything, as they will be working on top of the road.

Mr. Colonna confirmed they have addressed some concerns from Ms. Kalloch-Getman's letter already and will present a fully-revised plan at the next meeting.

In response to a question from Mr. Baldelli regarding protection of the brook, Mr. Colonna explained there will be no disturbance to the bottom of the brook as the erosion blanket stabilizes almost instantly and will slow things down.

Regarding tree removal, Mr. Colonna stated since the tree on the shoulder is not in the actual pavement area, it can be cut down and the stump ground in place for safety. There will be no stockpiling in the area, as cut trees will be loaded in the truck and taken off the site.

Mr. Colonna explained he will add additional topography; a little more of what the stream channel looks like; and the original delineation of the water line, to the plan. He noted the bottom of the stream by Cherlyn Drive was not flagged.

Mr. Baldelli confirmed with Mr. Colonna that the flow is from left to right, and asked if there is a possibility of putting fabric there. Mr. Colonna responded there would be no advantage to doing that. Mr. Krevosky suggested they could add a sump. Mr. Colonna stated they will be doing this when the weather breaks and will work on the 18-inch culvert during the driest time of the year.

Ms. Kalloch-Getman stated all her concerns have been addressed.

Ms. Guldner asked if improvements could be done to the culvert going over the stream that takes the flow down to Cherlyn Drive and to Newton Street. Mr. Colonna responded he will look at it to see if they can improve it. It is a steep slope and if there's a channel there, they could stabilize it with riprap. Ms. Guldner noted it happens when rainstorms come all at once, it freezes and then ices over in that area.

Mr. Dufresne noted the roadway widening is mostly on one side of the road. Mr. Colonna explained the Applicant owns only one side of the road and they have to meet the town's minimum road standards. None of the residents have granted even a temporary grading easement that would allow them to expand the road onto their property. Mr. Dufresne also asked if there is advance signage when the road narrows down there, as it gets pretty thin and dangerous. Mr. Colonna responded there is no advance signage there.

Mr. Young confirmed the project has received Planning Board approval and noted the Applicant has more work to do. He asked Mr. Ramadan if they would be ready to come back by the next meeting. Mr. Ramadan indicated he was not sure.

David Temlak, 330 Newton Street, stated with the wider width of the road, signage will be necessary. He explained the bigger hill is not getting topped off and that is a problem. The road will be widened to 22 feet at both sides, the hill will remain and there will be no signs.

Ms. Kalloch-Getman presented slides of the west side of the culvert and interior of the culvert, the bank where trees are being cut and erosion control blankets located on the left-hand side. She also mentioned that the Department of Environmental Protection (DEP) is requiring a 401 Water Quality Certification because both projects are being done at the same time.

Mr. Baldelli asked if the projects meet at the same place. Mr. Krevosky responded they connect several hundred feet down and that area is not part of the Cooledge Brook system.

Referring to the site map, Mr. Colonna stated the other area of Newton Street that will be widened, below 85 Newton Street on the plan, is approximately 15 feet wide and they will make it 22 feet wide. This is another instance where all widening has to take place on the left side of the road. They will be filling in wetlands in the area and have shown the proposed area for a 1.5:1 replication.

Mr. Dufresne noted there is only one guardrail there. Mr. Colonna agreed, stating it is very steep except where the actual culvert is located. He noted he went over it with the Department of Public Works (DPW) and they have no issues historically – no known problem there. The signage issue is up further with the hill and sharp crest because they could not get easements. It has been discussed with the Planning Board and is not in the buffer.

Mr. Helwig asked if 5-foot and 10-foot septic system setbacks violate required dimensional regulations. Mr. Colonna replied they do not. Mr. Krevosky noted they will do some testing to determine where the septic setbacks are.

Regarding plowing of the road, Mr. Baldelli stated he would like to see the road slant towards the new section and include treatment, whether it's deep sump or something to that affect. He would like this to be incorporated into the plan. Mr. Colonna stated it cannot be done on that side of the road. Mr. Dufresne suggested they could add a little basin and have a sediment trap or roadside swale for salt and silt to settle. Mr. Dufresne asked if the 18-inch pipe is an equalizer. Mr. Krevosky replied it does push it through and it is not a long drainage area. It drains down through ledge systems and crests at the west end of the property in the other direction. There is not a lot of flow to this section and it clearly dries up in summer. There are wetlands to the north and south, and drainage flows into a pooling area, then goes across the street. He noted the pond has become more shallow over the years.

Mr. Helwig stated the scenic road aspect will go away and the road will be wider and dangerous. Mr. Krevosky noted the stones to be removed from the wall will be used somewhere else on the wall. Mr. Temlak responded he wanted them to widen the straight part of the road.

Ms. Guldner confirmed the proposed common driveway will include eight houses.

Kathleen Temlak, 330 Newton Street, stated the area is getting busier and traffic will be increasing on the road.

Ms. Guldner motioned to continue the public hearing to the April 13, 2015 meeting. Mr. Baldelli confirmed the revised plan will address all the issues on the table.

Mr. Temlak asked if the Commission has any issues with the top portion. Mr. Baldelli responded it is not their jurisdiction.

In response to a question from Mr. Dufresne regarding the 18-inch culvert, Mr. Krevosky stated there is a pool there and there is always a chance to lose the pool. The wetlands begin on the property. It would be a concern to lose the pool eventually. They are not hindering upstream movement. They did some flagging on the east side of the roadway and walked all the way down the system.

Ms. Kalloch-Getman stated it was not clear whether the existing culvert was 18" or 12" or at what elevation the culvert would be placed in the stream. Mr. Colonna stated they matched the existing culvert that was there and are just replacing it with a new pipe. The Applicant does not own the land below it. It was modeled through the 100-year storm and there could be the potential of increased downstream flow if the size is increased.. Mr. Krevosky presented pictures of a farmers pool. Mr. Dufresne questioned whether or not it would be a better crossing with a larger pipe. Mr. Krevosky stated they will have water quality swales on the north and south side and will make sure to clean up water quality that can be done within that existing shoulder. Mr. Colonna noted a 401 Water Quality Certification is required by the DEP because of the common driveway project. Mr. Krevoski explained there is a restrictive covenant on the roadway which clearly limits filling on parcels up to 5,000 square feet in area.

Mr. Helwig seconded Ms. Guldner's motion to continue the public hearing to their April 13, 2015 meeting, and the vote was unanimously in favor of the motion.

Ms. Kalloch-Getman requested that an updated show a staging area and stockpiling of materials outside of the buffer zone and that the plan state that the work would be done during the dry season.

Mr. Baldelli requested that the updated plan include details for dewatering and include provisions for a bypass pump if necessary.

7:30pm - Notice of Intent, 247 -1084 , 0 Newton Street, Map 7/Parcel 1

- **Applicant:** Mohamed Ramadan
- **Representative:** Vito Colonna, Connorstone Engineering

- **Request:**Construction of a common driveway for eight residential lots and two drainage outfalls within the buffer zone of a Bordering Vegetated Wetland
- **Jurisdiction:** Buffer Zone of Bordering Vegetated Wetland

Mr. Colonna, Mr. Ramadan and Mr. Krevoski were present. Mr. Colonna gave an overview of the project, stating the site consists of eight Approval Not Required (ANR) lots located off Newton Street. The proposed lots are identified on the plans as lots 6A – 6H. The site is 25 acres in size, is undeveloped and topographically it is uphill from Newton Street. Mr. Colonna indicated on the map where the 18-inch culvert and 48-inch culvert are; and also where the replication area is. He also pointed out the wetlands resource stream and a bordering vegetated wetland located through the area to the 18-inch culvert. There is an isolated wetland in the middle. All of these have been confirmed through an Order of Resource Delineation (ORAD) from 2007 and 2014.

Mr. Colonna explained the proposal includes one common driveway to serve eight houses. He pointed out the areas in which the road will be widened to 18 feet and 22 feet. Each lot will be serviced by on-site wells and septic systems, and all tests have been done. The stormwater management system has been designed to be in compliance with the MassDEP Stormwater Standards. Stormwater runoff from paved areas and upgradient areas will be collected in two drainage systems proposed on the site. In existing conditions, most of the drainage flows down to Cooledge Brook, then to the 18-inch culvert. Mr. Colonna pointed out where the bioretention basin (Basin 2) is located on lot 6B, which will supply treatment, recharge and detention. The drainage from the part of the driveway on lot 6E will be discharged to Basin 1, mainly for treatment and recharge, and overflow will be recharged. Mr. Colonna noted the stormwater management plan has been approved by the Town Engineer.

Ms. Kalloch-Getman stated that most of the flagging has fallen down and that it needs to be rehung prior to construction.

Mr. Young confirmed this Notice of Intent (NOI) is for the road only. Mr. Colonna stated it is, and they will have to come back to the Commission for some of the lots. Mr. Ramadan stated he is concerned about cutting trees and if he needs an NOI to do it. Mr. Colonna stated they can show the limit of work for clearing, which would be in the buffer zone. Mr. Ramadan stated he needs to clear for the houses and the leach fields, and would like to do it all at once. Ms. Kalloch-Getman stated this needs to be on a plan.

Mr. Baldelli noted flags are usually put on trees that will be removed. Mr. Colonna stated they will have the limit flagged out. Mr. Krevoski stated they will be sure all of the trees to be removed will be identified, either with flags or orange paint that was suggested by Mr. Ramadan. He noted they do not intend to remove any more trees than they those they have identified.

Mr. Helwig mentioned the plan does not show the location of the septic systems. Mr. Colonna replied they have not because they have not been designed. That's how it works with most subdivisions. The general location of the houses is shown. They could show a box representing the septic systems if it will be helpful.

Mr. Young asked about the condition of the flags around the isolated wetlands. Mr. Ramadan stated he replaced all the missing flags about a year ago with former Conservation Agent Mia McDonald when he asked for the extension. Mr. Krevoski stated they will use arctic grade flagging ribbon to make sure they last and will replace all flags without numbers.

Mr. Young asked what the timeline is for the road. Mr. Ramadan replied he wants to start cutting trees when the winter breaks and pave before next winter.

Ms. Guldner asked what keeps the isolated wetland going in the area of the four houses closest to it. Mr. Colonna stated he identified where the bridge is located and didn't divert anything away from it. It's deep organic and filled with peepers and frogs.

Mr. Dufresne asked if test pits have been done for both the bioretention basins. Mr. Young added it should be done; they should be looking at groundwater four feet beneath the bottom. Mr. Colonna stated he would rather keep it as infiltration, but would use an underdrain if necessary.

Mr. Young stated they will probably need another NOI for the houses. It was determined that this NOI could be modified, but they will still need additional filings for some of the houses. He pointed out the hay bale lines on the plan.

Mr. Baldelli asked if they want to do tree cuttings for all the lots. Mr. Colonna stated it is just for the lots with conservation issues. Mr. Baldelli noted they will need to see the markings to determine if it's correct out there.

Ms. Kalloch-Getman stated the Applicant has indicated the amount of impervious surface is 3,000 square feet. If the locations of the driveways are changed, it could be a problem in the future. Mr. Dufresne asked if the 3000 square feet of impervious surface is for every lot. Mr. Colonna stated it's an estimate; he did it quickly and averaged it out. Mr. Baldelli reminded the members that the new lots will come before them anyway. Mr. Ramadan stated there is not a lot of room to play with there. Ms. Guldner asked if 3,000 square feet of impervious surface includes pools. Mr. Colonna replied it does not include pools.

Mr. Young stated the Commission's options are to request NOIs or allow them to go forward with the work presented. Mr. Colonna stated even if they change the scope of this work, they will have to come back with NOIs for the two houses to gain clearing there. Mr. Baldelli stated the only way to do a change order for the road is to make the change and come back for the houses. The Commission members agreed to go with the change order to include cutting of the lot.

Mr. Young asked Ms. Kalloch-Getman if she is comfortable with all the items referred to in her memo and the flags. She replied she is, and asked if it is reasonable to just assure the flags are in place. Even though some of the flags were illegible or not there, the Commission could issue an Order of Conditions with the condition that the flags around the isolated wetlands are intact prior to the start of construction. The Order of Conditions could be subject to where the trees are going to be and on rehanging of flags; and that flags and tree markings shall be confirmed prior to the commencement of work for lots 6G and 6F.

Mr. Helwig motioned to issue an Order of Conditions for the 0 Newton Street common driveway with the conditions that trees to be cut shall be marked; flags shall be rehanged and legible; and the flags and tree markings shall be confirmed by the Conservation Agent prior to the commencement of work for the two lots identified on the plan as lot 6G and 6F. Ms. Guldner seconded the motion and the vote was unanimously in favor of the motion.

7:45 – Notice of Intent, 247-1087, 965 Boston-Worcester Turnpike

- **Applicant:** Mass. Dept. of Transportation
- **Representative:** Adam Shoukimas
- **Request:** Drilling of 1 30' boring hole
- **Jurisdiction:** Bordering Vegetated Wetland

Adam Shoukimas, representing the Massachusetts Department of Transportation (MassDOT), stated MassDOT is proposing to conduct exploratory soil borings along the Boston Worcester Turnpike (Route 9) westbound in Northborough. The purpose of the borings is to aid in the design of an acceleration lane for MassDOT's Route 9 and Route 20 ramp improvements project which is located in Northborough and

Shrewsbury. The purpose of the overall project is to facilitate better access to Route 9 West from Route 20 South for anticipated increased traffic from the new shopping center on Route 20.

Mr. Shoukimas stated the project is located to the north of Route 9 along the westbound side of the roadway. For design purposes, they will be pushing out the shoulder of Route 9 and need to know the types of soils there. Below the roadway shoulder is a bordering vegetated wetland (BVW) as well as an intermittent stream. The intermittent stream flows under Route 9 through a metal pipe culvert. The soil borings will be performed using an all-terrain vehicle drill rig. The rig will need to drive into the BVW resource area in order to drill the boring holes. Only one boring hole is proposed in the Northborough section of the project, and five borings will be done in the Shrewsbury section. They will be pulling out a lot of material, which will go back into the hole when they are finished. The disturbance will be minor and will be done in one day.

In response to a question from Ms. Guldner, Mr. Shoukimas stated drivers will not have to stop when using the proposed acceleration lane.

Mr. Dufresne confirmed this NOI is just for the boring. Mr. Shoukimas responded it is and they will be back in the future for the construction work. He noted the design will take another year and the construction will begin in approximately 18 months.

Mr. Baldelli motioned to grant an Order of Conditions for 965 Boston-Worcester Turnpike, DEP #247-1087. Ms. Guldner seconded the motion and the vote was unanimously in favor of the motion.

8:00 – Notice of Intent, 247-1088, 0 Bartlett Street, Map 67, Parcel 6-0

- **Applicant:** The Gutierrez Company
- **Representative:** Beals and Thomas, Inc.
- **Request:** Construction of stormwater management structures associated with a commercial development
- **Jurisdiction:** Buffer Zones of a Bordering Vegetated Wetland and an Isolated Wetland

Scott Weiss and Ed Scioli, representing The Gutierrez Company, and Engineer Robert Weidknecht, Beals and Thomas, Inc., were present. Mr. Weidknecht explained the Applicant is seeking an Order of Conditions for the construction of stormwater management structures associated with a proposed commercial development (Crossroads Industrial Park) within the buffer zones of a bordering vegetated wetland and isolated wetlands on the property at 0 Bartlett Street. The site is located in the Industrial District and Groundwater Protection Overlay District Area 3. It is located approximately one-half mile east of Bartlett Pond; and Little Crane Swamp and Crane Swamp are located to the southeast of the property. It is not located within Priority Habitat Of Rare Species Or Estimated Habitat Of Rare Wildlife, as confirmed in January 2015. Currently, the property is wooded and undeveloped. The project includes the construction of two buildings with associated parking and a common driveway. The proposed work subject to the Conservation Commission's jurisdiction is limited to grading and stormwater management facilities within the buffer zone.

Mr. Weidknecht stated the parcel is 98 acres in size, with wetlands from the corner of Cedar Hill Street to the Aqueduct to the CXS line, that were flagged by a wetland scientist from Beals & Thomas in September 2014. The man-made isolated wetland near Bartlett Street was flagged. The soils make a transition due to the hill with glacial till soil and where they transition is the wetlands system below. Erosion control measures consisting of entrenched straw bales and siltation fence will be installed along the boundary of the resource areas. Disturbed areas beyond the structure footprint will be stabilized with lawns or other landscape materials. Disturbance of the site will be segmented using areas of high elevation for mining material suitable for fill, with a haul road provided to the fill area for each building separately. Temporary sedimentation basins and swales will be constructed partially within the 100-foot buffer zone to ensure the protection of downstream areas.

Ms. Kalloch-Getman stated she looked at the site before the snowstorm in January and identified the isolated wetland, and took a quick walk along the wetland line. She noted the isolated wetland is square, with a lot of trees around it and in it, and looked like it was dug out. When she walked the site with Stacy Minihane, Beals & Thomas, the ground was already frozen. The wetland delineation looked pretty good, but she had some questions regarding the location of some of the flags which could not be adequately answered in the field because the ground was frozen so the soil characteristics could not be evaluated.

Ed Scioli, The Gutierrez Company, stated it was hard to distinguish the actual boundary. They had to identify the soils; look at the intermittent stream; look at the transition zone at the highest point and upgrade point; and in doing so, made an assessment that 50% hydrophytes are there, based on hydrology and vegetation.

Mr. Weidknecht explained the proposed project includes a 350,000 square-foot building identified as Building A and a 340,000 square foot bldg identified as Building D, with parking along the front and the side, and loading in rear. A shared access drive goes up the ramp from Building A to Building D up in the back, with terraced land between the two buildings.

A stormwater management system is provided to mitigate impacts of the increased runoff created by impervious surfaces on the site. The drainage system is designed to meet state and town standards. The design mitigates the peak rates of runoff for up to 100-year storm events. Stormwater best management practices are implemented to meet or exceed the minimum water quality requirements. There is one detention basin and two wet basins. They will cut the hill and create a level area for Building D. Each phase will have a sediment forebay and multiple areas will be created for discharge.

A proposed plan for construction indicates they will phase construction of Buildings A and D so they will not be opening up the site all at once. A number of erosion controls were planned, including straw wattles, but due to the steep hill slopes, they decided on double erosion control barriers backed up with haybales. All outflows will have riprap and will meet stormwater standards for one inch of runoff, which ultimately discharges into a public water supply that is not located in any FEMA flood plain associated with the site. He noted the Town Engineer will review the stormwater maintenance plan.

There are no wildlife habitat issues on the site.

Mr. Baldelli stated he would like to have a good look taken regarding where the water runoff is coming from on the site at the present time. The mistake made last time, with the FedEx site, was that they didn't know where the natural flow was going, and tried to force it and channel it into other directions that were opposite of where the flow was going. He noted they will see water bubbling up when they cut into the land. Mr. Weidknecht stated the timing of construction is very important. They will start construction during drier months. Once the land is saturated, they cannot work with it at all. Mr. Baldelli stated they seldom see water coming up out of the ground, but it does. He has seen it at the subject site and at the A. Duie Pyle site at 210 Bartlett Street.

Mr. Weidknecht stated the site has a long, continuous wetland area and is distributing all the way. They went to the FedEx site and discovered a cart path created a channel out to the northwest. They will channel flow to the wetlands where it should go.

Mr. Baldelli stated he wants to see Phase 1 started and completed to a certain state before they open up the next phase. He wants to see their ability to manage the materials and runoff there. Mr. Weidknecht stated FedEx did not stabilize the slopes. Mr. Baldelli agreed, stating they did not button it up. Mr. Weidknecht said there is a swale system in Bartlett Street that got into the drainage system.

Mr. Baldelli asked where the utilities are coming from, noting FedEx butchered the road. Mr. Weidknecht responded water, sewer and gas connections are from Bartlett Street, and they will be

crossing the street for the gas and water. A sewer connection in Bartlett Street onsite goes into an existing system that services A. Duie Pyle, and a 10-inch water line goes behind the FedEx and A. Duie Pyle sites. They will create a loop system to assure adequate water pressure. Electricity comes from the north and south of Bartlett Street.

Mr. Dufresne asked how they get a required recharge with wet basins and if they have an emergency spillway or overflow with the wet basins. Mr. Weidknecht explained there is a certain amount of water in them all the time, they don't need to mitigate for the volume of runoff, and there is riprap in both of the outlets. The inlets will have a large riprap area and then goes to the wet basins. Ms. Kalloch-Getman stated she has not been able to delineate the wetlands, but has no reason to believe it's not adequate.

Mr. Young asked if they are going to clear-cut. Mr. Weidknecht replied it depends on how the Applicant wants to do it. They want to have the option to grub all at once if they have two tenants. Both Mr. Baldelli and Ms. Guldner responded they do not support that and want the two to be done in phases. Mr. Baldelli stated the soil is nasty once it becomes exposed and wet. It never goes out of suspension. He would like to see phasing done with the clear-cutting, too. Mr. Helwig stated he would agree if there was going to be five years between construction of the buildings, but the Applicant should be able to take the trees down if there are tenants. There's no reason to keep them off the site if they have two tenants. It's a money thing. Mr. Baldelli stated they'll be taking down trees with equipment there and will have to phase it, so they could come in twice.

Mr. Young stated they need to see the delineation and the plan to move from Phase 1 to Phase 3. Ms. Kalloch-Getman stated they were looking forward to them coming in and introducing the plan to address concerns about the problems at FedEx and how they are going to work on this site to make sure those problems do not occur; then to review the delineation as soon as the ground has thawed. Mr. Young stated it sounds like they have taken that information into account. Ms. Kalloch-Getman noted the project will go before the Planning Board at their next meeting.

Mr. Baldelli asked, as a resident, if they plan to upgrade the road. He stated he doesn't like the sight line on the FedEx site. Mr. Weiss responded this will be covered by their traffic study when they go before the Planning Board. Mr. Baldelli stated FedEx ruined the road and the frost heaves are horrible.

Ms. Joubert stated she and other staff members will be reviewing it tomorrow. They have a design for the Cedar Hill Street intersection, which include some turning movements and islands. She will bring up the sight line issue and condition of the road at that meeting tomorrow.

Ms. Kalloch-Getman stated she will take a closer look at the plans and put together a memo that includes comments from the Commissioners for the Applicant.

Mr. Weidknecht noted their site visit will be on April 11th. Ms. Kalloch-Getman stated she would like them to come out sooner. She will schedule it when the snow melts.

Ms. Guldner motioned to continue this public hearing to their next meeting on April 13, 2015. Mr. Baldelli seconded the motion and the vote was unanimously in favor of the motion.

The Commissioners will send comments to Ms. Kalloch-Getman as soon as possible. She stated there is a possibility of doing pretreatment for runoff from impervious cover. Mr. Baldelli stated he does not think it will be a hardship for construction of the buildings and clear-cutting to be done in two phases.

Correspondence: A Massachusetts Asian Longhorned Beetle Weekly Reports was reviewed.

Commissioners Reappointments: It was noted Ms. Guldner and Mr. Tougas are up for reappointment this year. Ms. Joubert stated they will each receive a letter from the Town Administrator about it.

MACC Conference: Mr. Young reminded the Commissioners about the MACC Workshops on Saturday, March 21st.

Kinder Morgan Gas Line: Mr. Young asked about Kinder Morgan plans for a pipeline in Northborough. Ms. Joubert stated about 7-10 parcels are involved in this and the owners have been notified, but Kinder Morgan has not had any calls about it. There is no profit to the town, only to the parcel owners. It doesn't come near any Conservation Commission land.

Hudson Street Pump Station, Department of Public Works: Ms. Kalloch-Getman stated she looked at the pump station on Hudson Street. She hasn't heard anything back from the Department of Public Works (DPW) at this time. The high water line along the river has been marked. Mr. Baldelli questioned why they would be doing more paving. Ms. Kalloch-Getman replied she thinks it is to improve the quality of the paving. The area is pervious and the DPW would like to put down asphalt.

333 Southwest Cutoff, New England Baseball: Ms. Kalloch-Getman stated a new company is overseeing the project and they have a well-detailed plan for what they're going to be doing on a day by day basis. As soon as possible, they will be grading the site to finished elevation so they can build the pad. They will be using all the material to get the base down, and then will do the wall in the manner the Commission requested. She stated she anticipates they will do an excellent job and will call her to the site before they move the snow.

150 Church Street Common Driveway, Kendall Homes: Ms. Kalloch-Getman explained they are moving snow around on the site. Everything they are doing is fine. She was unable to inspect the erosion controls because they are covered by the snow.

394 Davis Street, Jim Casa: Ms. Kalloch-Getman stated nothing is happening on the site. She suggested the board could amend the Order of Conditions to increase the buffer area.

81 Maple Lane: Ms. Kalloch-Getman stated that no work is occurring outside of the new home, but they are working inside. The site was well buttoned-down at the end of the season, but they will need to do a restoration in the 5- to 10-foot swath they cleared. According to the Order of Conditions, they should not have cleared there. Ms. Joubert asked if the Commission can do that on their own accord. Ms. Kalloch-Getman stated the Applicant can request an amendment. If the Order of Conditions is not adequate to protect the resource area, the Conservation Commission can add conditions if the Commission believes there is a likelihood of impact.

The meeting adjourned at 10:15pm.

Respectfully submitted,

Debbie Grampietro
Planning/ZBA/Conservation
Administrative Assistant