



# TOWN OF NORTHBOROUGH Conservation Commission

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Approved  
12-11-2017

## Conservation Commission

### Meeting Minutes

August 14, 2017

**Members Present:** Greg Young (Chairman), Wayne Baldelli, Justin Dufresne, Tom Beals

**Members Absent:** Diane Guldner, Maurice Tougas, Todd Helwig

**Others Present:** Fred Litchfield (Town Engineer), see attached Sign-In Sheet

The Chair opened the meeting at 7:05 p.m. and made an announcement that the meeting is being recorded and also to mute cell phones.

Approval of Minutes – Mr. Beals made motion to approve the Meeting Minutes dated June 19, 2017; Mr. Dufresne seconded; all voted in favor; motion approved. The July 10, 2017 Meeting Minutes will be reviewed at the September meeting due to the fact there was not a quorum of those who attended present tonight.

Mr. Baldelli read into record the hearing notice for Requests for Determinations of Applicability for 175 Rice Avenue; 2 Beeman Road, and Lot 4A1 (343 Howard Street).

Request for Determination of Applicability (175 Rice Avenue, Map 35; Parcel 12):

Applicant: Matthew & Diana Stone  
Request: Removal of existing pool and replacement within the same area  
Jurisdiction: Buffer Zone to a Bordering Vegetated Wetland

Diana Stone was present and provided green cards and photos. She would like to continue with the construction of the pool. Mr. Young and Mr. Litchfield visited the site Friday. The project is close to the wetlands; the silt fence is installed; the area is stabilized; they have done as requested. Mr. Beals reminded Ms. Stone that any future activity will require a filing with the Commission. Having no other issues, Mr. Beals motioned to issue a Negative Determination for 175 Rice Avenue; Mr. Dufresne seconded; all voted in favor; motion approved. There will be a condition added that the silt fence remain in place until the grass has taken and Mr. Litchfield inspects it.

Request for Determination of Applicability (2 Beeman Road, Map 71; Parcel 16):

Representative: Waterman Design Associates, Inc.  
Applicant: D.N. Van Lines, Inc. (c/o Oded Carmi)  
Request: Construction of truck and employee parking spaces  
Jurisdiction: Buffer Zone to an Isolated Vegetated Wetland

Brian Waterman and Oded Carmi attended. Mr. Waterman explained there is an existing 43K square foot building, horseshoe loop, paving out front and septic system near Crane Swamp. He flagged two areas (600' from the wetlands); he found an isolated pocket that is jurisdictional to the Commission only at 3 & 3.4. No DEP filing is required. Mr. Waterman explained the condition of the existing detention basin; it is very sandy, there are pine trees close to it, but it is functioning as designed. He showed and explained the overall site.

The proposed use is for storage of personal belongings for deployed military personnel. They need to add truck and employee parking spaces. The island of trees will be removed to accommodate handicap parking. There is 3,500 square feet of buffer zone; it is 66' from the edge of the pavement to the isolated wetland; it is upgradient; the clearing limits will be approximately 60' at the closest point. Old catch basins will be replaced with deep sumps and manholes; new catch basins will also be added which will be tied back to the existing line; stormwater infiltration will be added. Runoff will go into the infiltration and manhole. The original detention basin will be left as is. The timeline is to be done before the winter. Mr. Dufresne made a motion to issue a Negative Determination for 2 Beeman Road; Mr. Beals seconded; all voted in favor; motion approved.

Request for Determination of Applicability (Lot 4A1-343 Howard Street, Map 30; Parcel 1):

Representative: Connorstone Engineering, Inc.

Applicant: Andrew Silver

Request: Demolish existing garage, backfill and stabilize area

Jurisdiction: Buffer Zone to a Bordering Vegetated Wetland

Vito Colonna was present. They are looking to demolish the garage, loam and seed the area so the lot can be sold. The wetlands were flagged by MaryAnn Dipinto (Three Oaks Environmental). The limit of work is 5' from the silt fence; the area is stabilized. Mr. Colonna was reminded that any construction will require a filing with the Commission. Mr. Baldelli said to pull everything away from the siltation. Having no other issues, Mr. Beals made a motion to issue a Negative Determination for Lot 4A1-343 Howard Street; Mr. Baldelli seconded; all voted in favor; motion approved.

Informal Discussion (83 Maple Street, Map 52; Parcel 1; DEP File #247-631):

Discussion: Possible work within the 15 foot no disturb area of a resource area

Arthur Butt was present. There is an open Order of Conditions from approximately 20 years ago; work was done but a Certificate of Compliance was never requested. Since then, additional work has been done right up to the edge of the stream and a foot bridge was added which was not on the original plan. The area needs to be restored to its original condition. The bylaw requires 15' of no disturb area of a resource area. There was discussion of how to handle it. Before making any final decisions, prior to the next meeting, Mr. Butt will locate and mark the site with stakes from Maple Street to the back of the house and members will visit the site. If all parties involved agree on a solution for restoration, it can be reflected on the certified as-built plan before a Certificate of Compliance is issued.

**Old Business:**

Update on the Bartlett Pond Treatment – Kathy Joubert spoke with Joe Onorato (Solitude Lake Management). The most economical and practical solution is to hold off until the spring, since starting treatment now would be futile; the optimal time for treatment is in the spring. In the meantime, the NOI can be prepared so an Order of Conditions can be issued in the fall. Mr. Onorato stated that he will hold the quoted price. Mr. Baldelli said that it is also the high water time and water flows out at its maximum rate. Response to the items from the damn people were supposed to be received. They did make recommendations about the pond and the earthen damn which has trees that should be removed. A recommendation was to have a siphon device which would let us regulate the level of the pond if needed. Mr. Baldelli suggested possibly they do the weed inventory this year. It was agreed that we also need to make more of an effort to go into the cove. Mr. Litchfield will follow up.

249 Green Street – Mr. Litchfield visited the site to inspect the erosion controls; he did not see a DEP sign. He will follow up.

Whitney Street – Mr. Beals said he observed a lot of fill and stopped; he also saw a trench out back. Mr. Litchfield will follow up.

65 Cherlyn Drive – Mr. Young noted there was significant renovations going on near the resource area (cutting within 15'; sonotubes being dug). There is no plan or permit. They need to stop working and file with both the Conservation Commission and the Building Department. Mr. Litchfield will visit the site with the Building Inspector.

Lincoln Street School – Mr. Litchfield said a plan is on file and the contractor is lined up. Retention Pond 2 will be drained and done like Pond 1.

**Requests for Certificates of Compliance** – Certificates of Compliance were signed for:

294 Crawford Street, Map 57; Parcel 23 – DEP File #247-648

390 David Street, Karl Hartman, Map 101; Parcel 135 – DEP File #247-802

81 Maple Lane, Map 65; Parcel 44 – DEP File #247-1070

The following Certificates of Compliance requests are on hold:

195 Crawford Street, Map 60; Parcel 72 – DEP File #247-1122

76 Lincoln Street, Map 75; Parcel 40 – DEP File #247-1078

**FYI:**

442 West Main (Jay Christopher's Hair Salon) – He is proposing to build on the property. An Order was approved in 1998 and amended in 2000. The driveway, parking lot and drainage system for the parking lot is in place. It is within the 100' buffer zone to the wetlands out back and to the right. It will require both a NOI and Earthworks permit. Danielle Redfern said there is an easement on the property at 442 West Main Street that is for the property at \_\_\_ Crawford Street and feels Mr. Correia is not abiding the privacy agreement.

Mr. Litchfield said at the Selectmen's meeting they discussed possibly holding a public meeting with the residents of Green Street to discuss Davidian Farms.

The next meeting will be held September 11<sup>th</sup> with site visits tentatively scheduled for September 9<sup>th</sup>.

Mr. Beals made a motion to adjourn; Mr. Dufresne seconded; all voted in favor; motion approved. The meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Melanie Rich  
Board Secretary