



TOWN OF NORTHBOROUGH Conservation Commission

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APPROVED
2-12-2018

Conservation Commission

Meeting Minutes

December 11, 2017

Members Present: Greg Young (Chairman), Diane Guldner, Wayne Baldelli, Justin Dufresne, Maurice Tougas, Todd Helwig

Members Absent: Tom Beals

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

The Chair opened the meeting at 7:00 p.m. and made an announcement that the meeting is being recorded and also to mute cell phones.

Approval of Minutes – Mr. Baldelli made a motion to approve the Meeting Minutes dated August 14, 2017; Mr. Dufresne seconded; all voted in favor; motion approved. The October 16, 2017 Meeting Minutes were tabled to the January meeting pending revisions.

Mr. Tougas read into record the hearing notices for the Notice of Intent applications for 442 West Main Street and the Fisher Street Culvert Replacement.

Notice of Intent Application (442 West Main Street; Map 80, Parcel 33):

Applicant: Jay & Cheryl Correia, Jay Christopher's Salon

Request: Proposed construction of a 4,600± square foot office building and associated underground drywells and landscaping.

Jurisdiction: 100-foot buffer to bordering vegetated wetlands.

Greg Scotchie (WDA Design Group) was in attendance. Mr. Scotchie gave an overview of the existing property, how it is currently developed, the existing wetlands and the proposed conditions. It is .9 acres (40,537 square feet). The frontage on West Main Street is approximately 460'; the majority of the property is zoned Business West (BW) and the smaller portion is zoned Residential. There is an invasive species plant in the back as well as a landscape easement. There are two distinct wetland areas which are located below the developed portion of the site; no disturbance is proposed in the wetlands; there is an enclosed drainage system on site with three catch basins; there is a vegetative screen in the back. In 2002, the site was approved and permitted which explains the existing facilities; they want to complete the project. They will be removing the Japanese knotweed and replacing it with a lawn/seed mix. The existing building will remain; a two-story building (4,600 square feet) is proposed; approximately 2/3 of the building is within the 100' buffer; the existing closed drainage will remain in place; the square footage is the same. They are changing the design of the stormwater system from the previously approved plans because it does not meet the current requirements. They are proposing that the rooftop area will be collected into a roof drain and go to an underground infiltration system. In the front they will do minimal grading to bring the parking into ADA compliance; they are not changing the existing drainage. There is a sidewalk proposed for the accessibility ramp; the pavement (impervious area) will be expanded for firetruck access in the future. The plans will be revised showing the placement of the

erosion controls. All prior approvals need to be re-approved. Mr. Scotchie said they would like to begin in the spring.

Danielle and Bill Redfern (6 Crawford Street abutters) said they own the privacy landscape easement (from a commercial lot to a residential lot). Mrs. Redfern said the ZBA stipulated that a fence and evergreen trees be planted and required to be done before construction begins. Her concern was how are they going to remove the invasive species. Mrs. Redfern said on Mr. Correia's property along the top of elevation there is going to be a 6' fence, with evergreens planted on her side of the fence for privacy in the landscape easement which needs to be done before construction. Mrs. Redfern asked how the invasive species would be removed because it is so hard to kill. She had a concern about that because of the closeness to the wetlands and, if they are going to dig to remove it, that would change their evergreen line; they do not want that disturbed. She asked the timing and methods they plan to use. Mr. Tougas recommended using a weed barrier since Japanese knotweed is so hard to get rid of and there would be minimal disturbance to the area. Mr. Dufresne suggested that a wetland scientist provide a treatment plan (possibly for five years). Since WDA has landscape and wetland scientists available, they could prepare a plan; the access should also be noted. Mr. Tougas made a motion to issue an Order of Conditions for 442 West Main Street contingent upon the receipt of a management plan for the removal of the Japanese knotweed within seven days; Mr. Helwig seconded; all voted in favor; motion approved.

Notice of Intent Application (Fisher Street Culvert Replacement):

Applicant: Town of Northborough
Request: Replace existing stream crossing with reinforced precast concrete box culvert
Jurisdiction: 100-foot buffer to bordering vegetated wetlands.

Scott Medeiros (Woodard & Curran) was present. He explained the existing conditions and that the bridge is an old stone abutment configuration that has been repaired over the years. There is a downstream area that is mapped for endangered species; it is in a flood way. Because repairing it would not meet today's requirements or meet the required loading, the culvert will be replaced; they are proposing a 16' culvert. MassDOT will also be inspecting the bridge and, based on the conditions of the structure, Mr. Medeiros would not be surprised if they closed the bridge. There was a minor change to the plans between the existing grade and the proposed grade (a change of 500 cubic feet of changing the elevation within the roadway) which, in their opinion, will not translate to a lateral extension of the flood zone given the magnitude of the upstream and downstream flooding area. They received certification from Fisheries & Wildlife that downstream was a non-issue for the project. Mr. Litchfield and Mr. Medeiros met with the bridge inspector at MassDOT and they will decide if the bridge will remain open or will be closed. The entire work area will be encompassed with erosion controls. The road would have to be closed during the construction period. It is within the riverfront area; disturbance is temporary; no major grading is proposed that would affect the area permanently; the in-water work will be done when water level is low. Mr. Litchfield said construction could begin late next summer/early fall once the NOI is approved, MassDOT approves the design and funding is secured. Mr. Helwig made a motion to issue an Order of Conditions for the Fisher Street Culvert Replacement; Ms. Guldner seconded; all voted in favor; motion approved.

Informal Discussion:

83 Maple Street, Map 52, Parcel 1 DEP File #247-631 (possible work within the 15 foot no disturb area of a resource area) – Arthur Butt was present. The Order of Conditions from years ago was not adhered to and the Commission is trying to bring it into compliance. Mr. Butt said he measured from the brook to

the top of the flat area and it was 15' from the brook. He said he cut down pine trees that he planted, removed the stumps, graded it out and planted arborvitaes. He also said the brook is dry in the summer. Mr. Litchfield said the Commission requested he place a stake in the ground where he thought 15' from the edge of the wetland was so the Commission could evaluate it and, dependent on the outcome, have arborvitaes planted outside of the 15' no disturb area that would act as a buffer, and no work of any kind beyond that could take place. Mr. Butt did not put a stake in, but said 15' is the arborvitaes. It will need to be measured by the Commission. A site visit is scheduled for Friday, December 22nd at 1:30PM.

Old Business:

Ratification of Emergency Certification for beaver work behind 315 Church Street – Mr. Litchfield explained that there was beaver activity between Cherry and Church Streets. A resident had septic issues because of it. He worked with Central Mass Mosquito Control and issued the Emergency Certification so the work could be done. With the Commission having no issues, Mr. Helwig made a motion to ratify the Emergency Certification for beaver work behind 315 Church Street; Ms. Guldner seconded; all voted in favor; motion approved.

Request for Certificates of Compliance:

76 Lincoln Street, Map 75, Parcel 40, DEP file # 247-1078 – On hold

8 Smith Road, Map 10, Parcel 26, DEP file #247-976 – On hold (as-built plans are needed)

Crawford Street (Lot 2), Map 80, Parcel 37, DEP file #247-620 – Mr. Helwig made a motion to issue a Certificate of Compliance pending verification of the plan by Mr. Litchfield; Mr. Baldelli seconded; all voted in favor; motion approved.

Other Business:

1. Mia McDonald will have the NOI for Bartlett Pond for vegetative removal prepared soon.
2. 429-431 Whitney Street – No recent update.
3. Green Street (Davidians) – No recent update.
4. Mr. Young said the Master Plan Steering Committee requires a representative from each board; meetings will begin in January. Mr. Dufresne agreed to be the Commission's representative if it is not a conflict.

The next meeting was confirmed for January 8, 2018.

Mr. Baldelli made a motion to adjourn; Mr. Dufresne seconded; all voted in favor; motion approved. The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Melanie Rich
Commission Secretary