



TOWN OF NORTHBOROUGH Conservation Commission

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5015 • 508-393-6996 Fax

APPROVED
5/14/2018

Conservation Commission

Meeting Minutes

April 9, 2018

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

Members Absent: None

Others Present: Fred Litchfield (Town Engineer), 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. Helwig made a motion to approve the Meeting Minutes dated March 12, 2018 with changes noted; Ms. Guldner seconded; all voted in favor; motion approved.

Continued Notice of Intent Application (39 & 43 King Street; Map 82, Parcels 30 & 31) – DEP #247-1141:

Applicant: Rashid Shaikh

Request: Proposed construction of a 66-bed assisted living facility

Jurisdiction: 100-foot buffer to bordering vegetated wetlands

John Grenier and Rashid Shaikh were present. Mr. Grenier said they received a Special Permit from the ZBA. The septic design plan has been submitted to the BOH. They are requesting a curb cut permit with MassDOT. They reduced the size of the building by approximately 10%. The subsurface parking garage has been eliminated; there will be surface parking. Since Mr. Shaikh's company owns 38 King Street, they will be providing additional parking there and an access driveway onto Route 20. The width of the building has been reduced from 62' to 57' and rotated slightly to the west. It is 42'-50' away from the wetlands; no work is within the 15' no-disturb. The slope was reduced to 1.5:1; they will do a permanent slope stabilization which will be done first before the foundation. There will not be a walkway around the back of the building; a fence will be placed at the top of the slope. The runoff from all the paved surfaces will be captured and treated. Any runoff from the building will be piped to the toe of the slope outside the 15' buffer.

Mr. Shaikh was asked what materials will be used for the permanent stabilization. He said it is a triple poly, four-layer material SC250 (referenced on the site plan); it is a permanent slope stabilization and is guaranteed erosion control. It is a woven fabric anchored into the slope. Mr. Grenier said that only raindrops will be hitting it. The construction sequence states specifically that the slope will be constructed and stabilized first.

Mr. Litchfield had comments regarding the review with the Zoning Board. Mr. Grenier said they do not have any issues with the decision and did not think it changed the scope of the project. Mr. Litchfield would like to see dates and schedules for the construction sequence; a stabilization timeline is needed. Mr. Beals had concerns with the marginal slope and that it is right on the 15' no-disturb with the erosion controls. The Commission likes to see it further away. He would like some assurance that it will be monitored because if there is a breach it will go directly into the no-disturb area; there is no buffer. Mr.

Litchfield said the Commission could require the engineer to provide daily reports for the slope stabilization for a certain period of time. Mr. Dufresne asked about the erosion control netting in the back. Mr. Grenier said it will be a seed mix. Mr. Young asked Mr. Shaikh if he still intended to have a custom plan prepared for the erosion control like he stated at the last meeting; Mr. Shaikh said no. Mr. Young asked if there was concern about the velocity of roof runoff going directly to the wetlands. Mr. Grenier said they will be placing riprap stone every 25'-30' with downspouts. It will be at the toe of the slope and will be 3'-3.5' below grade; the pipe will be 8". Mr. Litchfield said the slope of the pipe needs to be included on the plan. The catch basins should be cleaned annually and the inspection port should be inspected annually. There is an isolator row that is wrapped in filter fabric (which will contain the silt in that row) should it need to be flushed out. Mr. Baldelli wants that stated in the O&M Stormwater Plan. Mr. Grenier said inspection forms will be included in the SWPPP. Mr. Young would like more information on the erosion controls during the construction sequencing on the toe of the slope. Mr. Shaikh requested a continuance. Mr. Helwig made a motion to accept the request for continuance for 39 & 43 King Street; Mr. Beals seconded; all voted in favor; motion approved. It was scheduled to May 14th.

Old Business:

Mr. Litchfield will follow up soon with 83 Maple Street and the Lincoln Street School.

Mr. Baldelli said at the February meeting that the Fed-Ex site appeared not to be draining at the bottom by Duie Pyle's driveway and that it was running across the driveway rather than under it. Mr. Litchfield said there was some debris but it is now draining properly.

Ms. Guldner said there were several felled trees near Coolidge Brook. Mr. Litchfield will check to see if they are on private or town-owned property.

Last month Ms. Guldner talked about Executive Order 569 Climate Change. Mr. Dufresne said his company has done some resiliency studies for towns that helps obtain financing. He will provide a further update. With regard to the Master Plan, he said they are meeting on May 3rd and will provide an update at the next meeting.

Mr. Litchfield said the budget has been submitted for the Town Meeting and it does include funding for a full-time Conservation Agent. If approved, there is the possibility of a new hire before July 1st.

Mr. Tougas is stepping down as a Member of the Conservation Commission after twenty+ years.

There will be a citizen's petition article included on the warrant on the subject of banning the use plastic bags.

Request for Certificates of Compliance:

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

388 Crawford Street, Map 42, Parcel 27, DEP file #247-1114 – Hold

Other Business As May Legally Come Before the Commission:

Jennifer and Matthew MacNeil were present. Mr. MacNeil had questions for the Commission as part of a Boy Scout project. He asked what is being done to replace storm-damaged trees and trees being cut for building projects. Mr. Young explained the tree policy regarding the wetlands; they are not replanted

near wetlands. Mr. Litchfield further explained that trees are left near the wetlands to protect them and also for habitat. The Planning Board has regulations that if trees are being cut for a construction project, a certain amount of landscaping is to be incorporated in the final design for the parking areas, around the buildings, and shade trees along the streets to help replace some of the trees that are being taken down. Mr. Baldelli commented that when the state forestry department clears cuts or thins out areas, they will leave brush and trees for habitat for smaller animals and birds. Mr. MacNeil asked what young people can do related to trees, e.g., cleaning up debris or replacing trees. Mr. Litchfield suggested contacting the Trails Committee Chairman, Bob Mihalek, and the New England Forestry Foundation. Ms. Guldner suggested the troop read books on trees to learn how to identify them and possibly visit the Harvard Forrest in Petersham MA.

The next meeting was confirmed for May 14, 2018.

Mr. Baldelli made a motion to adjourn; Ms. Guldner seconded; all voted in favor; motion approved. The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Melanie Rich
Commission Secretary