



# TOWN OF NORTHBOROUGH Conservation Commission

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Approved  
1/14/19

## Conservation Commission Meeting Minutes December 10, 2018

**Members Present:** Greg Young (Chairman), Wayne Baldelli, Diane Guldner, Kelley Marston, Todd Helwig, Tom Beals

**Members Absent:** Justin Dufresne

**Others Present:** Mia McDonald (Conservation Agent), 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 to mute cell phones.

Ms. Guldner read into record the hearing notice for the Notice of Intent applications for 47 Cherry Street (construction of a single-family home and associated site work), and Rice Avenue Right-of-Way (replacement of existing culvert).

Mr. Helwig made a motion to approve the Minutes of November 19, 2018; Mr. Beals seconded; all voted in favor; motion approved (Ms. Marston abstained).

### Notice of Intent (continued) – 0 Bartlett Street; Map 51, Parcel 3 (DEP #247-1144)

Applicant: Northborough Land Realty Trust

Request: Proposed 167,400 s.f. warehouse/distribution center

Jurisdiction: 100-foot buffer to bordering vegetated wetlands

Commissioners: Mr. Young, Mr. Baldelli, Mr. Beals, Mr. Helwig

Scott Weiss (The Gutierrez Group) and David Robinson (Allen Majors) were in attendance. Mr. Weiss gave a brief overview of the last meeting. The Natural Heritage and Endangered Species Program (NHESP) have completed their process and Mr. Weiss believes everything has now been addressed and the hearing can be closed. There is approximately 1.5 acres of disturbance within a priority habitat area. A Conservation Restriction (CR) will be placed on 9.9 acres. The CR provides a connection between two unconnected priority habitat areas. The two CRs together total 30± acres. Ms. McDonald commented that the Commission had suggested permanent markers; NHESP is requiring signage along the CRs. Mr. Baldelli made a motion to close the public hearing for 0 Bartlett Street, Map 51, Parcel 3; Mr. Helwig seconded; Young/ Baldelli/Beals/Helwig voted in favor; motion approved. Special conditions were discussed and will be revised to include additional stormwater operation and maintenance measures and approved by staff prior to issuance and to require wetland bounds only in areas where there would be no signage as per the Comprehensive Management Permit from NHESP. Mr. Helwig made a motion to issue an Order of Conditions with special conditions; Mr. Beals seconded; Young/Baldelli/Beals/Helwig voted in favor; motion approved.

0 Bartlett Street (aka 150 Hayes Memorial Drive, Northborough); Map 51, Parcel 3 (vote to accept and hold the Conservation Restriction) – Mr. Helwig made a motion to accept and hold the Conservation Restriction for 0 Bartlett Street; Mr. Beals seconded; all voted in favor; motion approved.

301 Bartlett Street; Map 66, Parcel 5 (vote to accept and hold the Conservation Restriction) – Mr. Helwig made a motion to accept and hold the Conservation Restriction for 301 Bartlett Street; Mr. Beals seconded; all voted in favor; motion approved.

Mr. Young thanked Mr. Weiss for working through the issues with the Commission. Mr. Weiss commented that the Commission and the staff have been exceptional with regard to professionalism and the ability to cooperate and work with him.

301 Bartlett Street Erosion Update – Ms. McDonald was contacted by George “Corky” Hazen and Joe Vasapoli of the Gutierrez Company. There was a sediment discharge from the roof drainage; the roof drains are not yet attached. It sheet-flowed into the parking lot with the recent rainfall, pooled behind the erosion control barriers, over-topped the fence, and silt entered the wetlands. The erosion control monitor was contacted and the clean-up was completed before Ms. McDonald arrived. Mr. Weiss said the roof leaders are in the process of being connected. Mr. Baldelli commented that going forward, roof leaders should be connected before allowing the roof to discharge. Riprap will be placed on the corner. No further action is needed.

Notice of Intent – 47 Cherry Street; Map 57 Parcel 41

Applicant: John Northgraves

Request: Construction of a single family home, septic, well, water service and associated site work

Jurisdiction: 100-foot buffer to bordering vegetated wetlands

Mike Sullivan (Connorstone Engineering) and John and Mary Northgraves were present. The site is approximately 40,000 square feet; it is fairly level; it slopes down behind the barn. Mr. Sullivan pointed out the wetland resource areas, the 15-foot, 30-foot and 100-foot areas on the plan. There is an easement that was placed on the property in the 1960s when a reservoir was proposed; it is still in existence and cannot be built upon; the easement is held by the Commonwealth of MA and restricts and structures within the area at 320' elevation and lower; it will have no impact on what is proposed. The proposal is for a 3-bedroom house approximately 30' by 38' with a walkout basement, edge of house located 36' from the wetland resource areas; the existing barn will be preserved. The percolation rate for the septic test was slow, the water table was at 4-feet which elevates the system, there will be very little grading needed in the back (a small amount in the 30-foot area, nothing in the 15-foot area), the house will be outside the 30-foot area. Erosion controls (10" straw wattles with silt fence) will be placed around the work area. The proposed well is 66-feet from the wetland; the leach field will be outside the 100-foot; the septic tank approximately 80-feet outside the resource area. The Board of Health has approved the plan. Mr. Helwig made a motion to close the public hearing; Ms. Guldner seconded; all voted in favor; motion approved. Special conditions will include permanent markers and street sweeping. Mr. Helwig made a motion to issue an Order of Conditions for 47 Cherry Street, Map 57, Parcel 41; Mr. Baldelli seconded; all voted in favor; motion approved. Impervious area calculations will be provided to the building department when the applicants apply for a building permit as it is located within the Groundwater 1 Area.

Notice of Intent – Rice Avenue Right-of-Way

Applicant: Town of Northborough

Request: Replacement of an existing roadway culvert and headwalls and resurfacing of the roadway and associated site work

Jurisdiction: Bordering vegetated wetlands, bank, land under water bodies, riverfront area, bordering land subject to flooding

Art Allen (EcoTec) was present along with Scott Medeiros (Woodard & Curran). Mr. Allen gave a brief overview of the project. The culvert drains an existing farm pond on the west side of Rice Ave, the existing culvert crosses under Rice Ave and becomes a perennial stream on the east side; there is land under water, the pond bank, the partially failed culvert, which does carry flow under Rice Ave to the perennial stream. A table of area resource impacts was presented; all are temporary impacts. There will be access from Rice Ave over two private properties to access the inlet and outlet sides of the culvert. The most significant impact will be in the riverfront area removing the existing pavement. A coffer dam will be installed in the pond to dewater the upstream side; the pipe is approximately 50-feet long. Approval was received from the neighbors on both sides for a temporary construction access. A number of potential options for the replacement of the pipe were looked at. There is also a floodplain downstream which is the backwater from the Assabet River and the flood elevation downstream was maintained. Mr. Medeiros stated drainage calculations using a 36" pipe vs. a 30" pipe was discussed. There was a question about the model showing the road overtopping in a 50- and 100-year storm with the proposed 30" culvert. The modeling is not perfect; there is a large drainage area above, a fairly large flood zone area above the two farm ponds. When they model the 36" pipe, the elevation downstream raises significantly in the flood plains which requires a filing of a Letter of Map Revision with FEMA (which was not a good plan). Mr. Young commented that the access point they are using on Chapin Street and Rice Ave is a very steep access point. Mr. Medeiros explained how they intend to do it. Erosion control measures include a coffer dam in the pond, straw wattles, silt fencing, and turbidity curtain in the brook. Ms. Guldner suggested signage be placed on both ends of Rice Ave to alert people. Mr. Medeiros said there will be detour signs and a barrier in place and that the work in the resource area should take approximately 3 weeks, the whole project should take approximately 6 weeks.

Howie Stone (abutter) had a concern with the elevation and does not want it raised. Mr. Medeiros said they are matching the existing pipe. Larry Armanini (184 Rice Ave) had several questions that were addressed by Mr. Medeiros. Having no other issues, Mr. Baldelli made a motion to close the public hearing; Mr. Helwig seconded; all voted in favor; motion approved (Mr. Beals abstained). Mr. Baldelli made a motion to grant an Order of Conditions for the Rice Ave Right-of-Way; Ms. Guldner seconded; all voted in favor; motion approved (Mr. Beals abstained).

**Request for Certificates of Compliance:**

249 Church Street; Map 43, Parcel 50; DEP File #247-1036 – Staff requested of Green Hill Engineering if the wetland signs had been moved and a new as-built completed and did not receive a response. Hold until next month.

315 & 345 West Main Street; Parcel 81, Map 15, DEP File #247-105 RE-ISSUE – It was issued in 1985 but never recorded. Mr. Helwig made a motion to reissue the Certificate of Compliance for 315 & 345 West Main Street; Mr. Beals seconded; all voted in favor; motion approved.

Ms. McDonald provided the members with boiler plate standard conditions and would like the addition of two more regarding winter stabilization and errors & omissions. Mr. Baldelli made a motion to update the boiler plate standard conditions; Ms. Guldner seconded; all voted in favor; motion approved. Mr. Beals said language needs to be added for violations and Mr. Helwig asked that the standard condition requiring a deed reference be removed. Ms. McDonald will revise the conditions for review at the next meeting.

Ms. Marston asked about the culvert flooding at 329 West Main Street. Ms. McDonald said to inform Mr. Litchfield when there is flooding; he will contact the state since they own the road and culvert.

Mr. Baldelli asked what was happening with the culvert at the corner of Lyman Street and Bartlett Street that is backing up into that site. He said there are two orange barrels there. Mrs. McDonald agreed to ask the DPW and get an update.

Ms. Guldner made a motion to adjourn; Ms. Marston seconded; all voted in favor; motion approved. The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Melanie Rich  
Commission Secretary