



Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019

Meeting Minutes
Wednesday, December 16, 2020

MEETING LOCATION: Remote Participation through Zoom

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting.

Present at the Meeting:

Cliff Matthews, Chairman
Neal Standley, Vice Chairman
Shawn M. Wade, Member
Michael O'Herron, Member
Brian Norton, Member
Noel Lioce, Member
Arianne Barton, Member

Other Officials:

Anne Matthews, Conservation Agent
Amy Sutherland, Recording Secretary
Jim Kupfer, Town Planner (ran the zoom meeting)

The Chairman opened the following hearing 11 Lovers Lane, 13 Lovers Lane, 16 Lovers Lane, and 14 Lovers Lane at 7:00 pm.

The applicant provided a screen share of Lot 87 and Lot 86.

Public Hearing: Project Location: 16 Lovers Lane (Lot 86):

<u>Hearing time:</u>	7:00 pm
<u>Project Description:</u>	SFD, Site Work, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-909; BWP-281
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	John Frederico Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

The applicant provided a share screen. The 100 ft. wetland buffer was noted on the plan. For both Lot 86 and Lot 87 there will be minor grading activities as well as the proposed driveway within the buffer. Everything else is outside of the 100 ft. from the wetlands. The applicant communicated that there will be a site walk for the four lots. The Engineer will make sure the lots are staked out along with providing house footprints. The Commission noted that this area looks relatively flat. There will be no raingardens on Lot 86 or Lot 87. The Chairman asked that when calculations were done for Basin A was drainage from the perimeter drains included as part of this. John Frederico communicated that he believes the calculations were included but will confirm prior to the next meeting. The perimeter drains will be emptying into the catch basins but could be possibly made to daylight near where the property line would be. Town Planner Kupfer communicated that this

topic was discussed as part of phase one with the Planning Board. The town does not allow for direct discharge from perimeter drains to public infrastructure. The town cannot allow for a private homeowner to discharge into the public infrastructure. The applicant noted that it would only be the foundation drains. Lot 86 has two roof infiltration drains. The Chairman communicated that they were on site recently with BSC, and Town Planner, and there was not a rain event in four days and there was substantial flow entering basin A. This indicates a breach in the drainage pipe. This needs to be reviewed and make sure that the calculations are accurate. A question was asked about Parcel A to the east of Lot 86. The Engineer indicated that this is an access easement for town land. He will make sure this is noted on the plan but there is no intention of doing anything with Parcel A. There may need to be a fence and badges around the back of the site since it is town land. This would need a fence in the back of the entire property line. A question was asked if the drainage is added to the inventory will it need to comply with MS4. Basin A, B and C will be part of the town infrastructure.

The Commission next moved to discuss 14 Lovers Lane (Lot 87).

Public Hearing: Project Location: 14 Lovers Lane (Lot 87):

Hearing time: 7:00 pm
Project Description: SFD, Site Work, Bioretention Area
Application Type: Notice of Intent: DEP File Number 105-908; BWP-282
Applicant: South Center Realty LLC
120 Quarry Drive
Milford, MA 01757
Representative: John Frederico
Guerriere & Halnon, Inc.
PO Box 235
Milford, MA 01757

The Chairman opened the hearing for Lot 87.

The Engineer John Frederico from Guerriere & Halnon was present. He began the presentation by showing a screen share. It was explained that this lot is for a single-family dwelling which will only have a little grading. There is a foundation drain proposed. The Engineer will make sure this is not being discharged directly into the system. There are two infiltration chambers for roof recharge. A note will be added on the plan about a post and rail fence with badges. The Commission has no further questions about Lot 87.

Public Hearing: Project Location: 11 Lovers Lane (Lot 82 A):

Hearing time: 7:00 pm
Project Description: SFD, Grading, Utilities, Bioretention Area
Application Type: Notice of Intent: DEP File Number 105-906; BWP-2279
Applicant: South Center Realty LLC
120 Quarry Drive
Milford, MA 01757
Representative: John Frederico
Guerriere & Halnon, Inc.
PO Box 235
Milford, MA 01757

The Chairman opened the hearing for 11 Lovers Lane (Lot 82A).

The Engineer representative Mr. Frederico from Guerriere & Halnon was present. A screen share was provided. This Notice of Intent is also for a single-family dwelling. It was explained that the 100 ft. buffer runs through the middle of the lot. There will be a proposed retaining wall which will be 4 ft. or less which is on the southern end of the site. The applicant will provide more detailed information on the retaining wall. There is a 25 ft. no disturb buffer that does come into the property lines. The applicant commented that the wall can be pulled back a little further if the Commission requests this. The site does have a rain garden easement which runs between Lots 82A and Lots 83A with the rain garden on the southern portion. There will be another wall on the western property line which will be larger but not as tall as the wall on Lot 81. This wall can also be pulled back if needed. The Chairman communicated that this is a challenging lot. The retaining wall is at the limit of 4 ft. It is also tying into two different walls showing a 90-degree angle point. The Chairman would like to set up a time to go view this lot. The applicant communicated that for the site visit he will have the rain gardens staked out and also

the retaining walls to use as reference points. The Commission next viewed the plan showing the western wall. It was suggested to make the grading gentler on the southern wall. The Engineer can make this revision and will provide revised plans to the Commission prior to the visit. The Commission would also like the wall staked out along with the 25 ft. no disturb zone. The contour lines were reviewed as relating to the second retaining wall. The Engineer communicated that there will be a lessening of the grades in that area.

The Chairman suspended this hearing discussion to open the next hearing due to the time of the upcoming hearing.

On a motion made by Shawn Wade, seconded by Michael O'Herron, the Commission voted by Roll Call vote to continue the hearing noted above until later in the evening.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce	aye
Arianne Barton	aye

Public Hearing: Project Location: 19 Pelletier Drive (Lot 87):

<u>Hearing time:</u>	7:30 pm
<u>Project Description:</u>	Construct new retaining wall and fence
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-913; BWP-284
<u>Applicant:</u>	Mark & Nancy Dicristoforo 19 Pelletier Drive Bellingham, MA 02019
<u>Representative:</u>	Samuel Lamele JC Engineering, Inc. 2854 Cranberry Highway W. Wareham, MA 02538

The Chairman opened the hearing for 19 Pelletier Dr.

The Engineer Samuel Lamele from JC Engineering LLC was present. The applicant provided a share screen. The applicant is looking to construct a new retaining wall and fence to replace the failing wall and fence. The project will also include removing existing concrete pad located behind the existing walls. There were photos shown of the wall and fence. The agent explained that there was an additional plan which was sent out this afternoon. This was shown on the screen share. It was the site plan for the keystone wall. This is an 8 ft. high wall. There will be feathering down of the wall. The applicant next showed the structural plan. The Chairman communicated that the commission will be going on site to view this wall. This site recently had an application for the replacement of the septic system. The current wall on site is 14 ft. away from the resource area and within 25 ft of the no disturb zone but it is lawn. This is considered a redevelopment site, and this is extremely close the property edge. The structural plan was next reviewed. Keystone secures the retaining walls with geogrid on the back. This will have two sets of geogrids. These are stackable concrete blocks. The applicant did not want to wait until April with the risk that the wall could collapse. Building Inspector Tim Acardi was present during the zoom call and communicated that this is an emergency due to the deterioration of the wall. This will require a building permit. It was explained that the concrete pad will be removed and replaced with lawn. The Commission would like the site to walk to take place on January 9, 2021.

On a motion made by Neal Standley, seconded by Arianne Barton, the Conservation Commission voted by roll call vote to continue the hearing to January 13, 2021 at 8:30 pm and have a site walk on January 9, 2021 at 8:30 pm.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce, Member	aye

Arianne Barton

aye

Public Hearing: Project Location: 8 Mill Street:

Hearing time: 7:55 pm
Project Description: 60.5' x 8' addition onto existing
Application Type: Notice of Intent: DEP File Number 105-; BWP-285
Applicant: Peter Sergio
 152 Lovering Street
 Medway, MA 02053
Representative: Karon Skinner Catrone
 63 Gilbert Drive
 Stoughton, MA 02072

The Chairman informed the Commission that the applicant has requested that the application be withdrawn. The applicant will not be proceeding with work.

On a motion made by Michael O'Herron, seconded by Noel Lioce, the Conservation Commission voted by roll call vote to withdrawal the application for 8 Mill Street.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce, Member	aye
Arianne Barton	aye

Lots 82A, Lot 83A, Lot 86 and Lot 87:

The Chairman next reopened the discussion for Lots 82A, Lot 83A, Lot 86 and Lot 87 commencing with Lot 82 A.

The Chairman provided a recap from the previous discussions. The applicant will see what they can do to move the western wall further from the 25 ft. no disturb zone along with adjusting the grading to try to lower the height of the wall. The same thing will be done at the southern wall at the bottom of the property. There is a proposed post and rail fence. There is no specific type of fence shown of the plan. The house corners, rain garden, and 25 ft. no disturb will be staked along with points along the wall. The Commission next moved to discuss Lot 83A.

Public Hearing: Project Location: 13 Lovers Lane (Lot 83 A):

Hearing time: 7:00 pm
Project Description: SFD, Site Work, Bioretention Area
Application Type: Notice of Intent: DEP File Number 105-907; BWP-280
Applicant: South Center Realty LLC
 120 Quarry Drive
 Milford, MA 01757
Representative: John Frederico
 Guerriere & Halnon, Inc.
 PO Box 235
 Milford, MA 01757

The Chairman opened the hearing for 13 Lovers Lane (Lot 83A).

The applicant representative Engineer Mr. Frederico presented a screen share. It was explained that 13 Lovers Lane (Lot 83A) is similar to Lots 86 and Lots 87. There is only a small portion of the site which is being touched by the buffer which is in the western corner. This lot will have grading of the yard area that is occurring within the buffer. There is the proposing of a rain garden. The foundation drain would be directed and daylighted prior to the rain garden. The roof infiltration is proposed.

The Chairman suggested continuing this hearing. The Engineer communicated that he could have this site staked out next week. The Engineer indicated that he can get the revision of the plan to the Conservation Agent by the first week of January 2021.

On a motion made by Neal Standley, seconded by Arianne Barton, the Conservation Commission voted by roll call vote to continue the hearings for Lots 82, 83, 86 and 87 to January 27, 2021 at 7:45 pm.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce, Member	aye
Arianne Barton, Member	aye

Continued Public Hearing: Project Location: 18 Celestial Circle (Lot 75 A):

<u>Hearing time:</u>	8:20 pm
<u>Project Description:</u>	Grading, Landscaping, Utilities, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-904; BWP-276
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	John Frederico Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

The Chairman opened the continued hearing for 18 Celestial Circle (Lot 75 A).

The Engineer John Frederico from Guerriere & Halnon was present. The Engineer provided a share screen. This lot has an access easement between Lot 75 and Lot 76. There is a 12 ft. rise. It is a 3 to 1 slope. There is a concern about the stabilization of this slope. It is only 15 ft. from the Open Space. There will be a wire back silt fence. The Chairman communicated that the Commission cannot hold up a permit due to past practices by an applicant. The Commission can use past performance as the reason for putting in more stringent conditions on future permits. The Commission will come up with language which will protect the area but not create an unreasonable delay when building permits are requested. The Commission would like extra protocol in the permit.

Continued Public Hearing: Project Location: 20 Celestial Circle (Lot 74 A):

<u>Hearing time:</u>	8:20 pm
<u>Project Description:</u>	Grading, Landscaping, Utilities, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-902; BWP-274
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	John Frederico Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

The Engineer John Frederico from Guerriere & Halnon was present. The Engineer provided a screen share. This Notice of Intent will include grading on the site. At the last meeting there was discussion about what could be done with the slopes. The Engineer showed a share screen of this. This is a sheep foot roller which helps with the compaction for a seed mix and will assist with the seed going into the soil. The Engineer explained that there will be a tackifier used on site. The visual helped clarified what process will be used. The grades will stay the same. This site is not as steep as Lot 72 and Lot 73, but it is tighter space at the house location. The Engineer indicated that the lowering of the slope will be a little more difficult

due to the evaluation of the roadway and proposed driveway. This lot also has an issue with the sewer hook up evaluation making sure that the 1-2% is maintained. A question was asked if the developer has looked into putting in imperious driveways instead of pervious. The Engineer communicated that he has not had this discussion with the developer, but it can be discussed. There are perimeter drains for these. There will also be a post and rail fence installed.

On a motion made by Shawn Wade, seconded by Neal Standley, the Conservation Commission voted by roll call vote to continue the hearing for 20 Celestial Circle (Lot 76A) to December 16, 2020 at 8:20 pm.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce, Member	aye
Arianne Barton, Member	aye

Continued Public Hearing: Project Location: 22 Celestial Circle (Lot 73 A):

<u>Hearing time:</u>	8:20 pm
<u>Project Description:</u>	Grading, Landscaping, Utilities, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-905; BWP-277
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	John Frederico Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

The Chairman opened the continued hearing for 22 Celestial Circle (Lot 73A).

Engineer John Frederico from Guerriere and Halnon was present. A share screen was shown. This plan shows a proposed reduction in grade. This can be lowered without causing an issue with the driveway. It could be lowered by a foot or two but nothing substantial. The Commission asked if the plan on screen share shows the reduced elevation. The Engineer indicated that the plan on screen share did not show this. The slope on the site is 3 to 1. The Engineer noted that there is nothing else which can be done to lower the slopes at the other lots. The applicant is proposing a tackifier along with the enhanced erosion control protocol to keep those slopes in place. The lowering of the slope would cause other problems on the site regarding the driveways. The Chairman indicated that he is amenable to the plan and would like measures taken to provide extra protection and would not recommend clearing at this time of year. The interceptor trench was done without a permit but might be outside the 100 ft. bufferzone. The Commission noted that they do not want to consider this since the land was already disrupted by the applicant. The Chairman communicated that the order of conditions can be written in such a way that the land is protected. All of this information needs to be determined when developing the permit. It was suggested to have something in writing from the contractor to be placed into the order of conditions which the contractor can reference when constructing the site.

There was a question asked by a commissioner if there could be a condition that there be no work on the slope after a certain date due to weather concerns (ex. before April 30). The Chairman responded that a condition such as that would be too restrictive. There could be language that they can't do grading until the applicant has the building permit be based on the ability to get a building permit.

The Commission next discussed the 24 Celestial Circle (Lot 72A):

Continued Public Hearing: Project Location: 24 Celestial Circle (Lot 72 A):

<u>Hearing time:</u>	8:20 pm
<u>Project Description:</u>	Grading, Landscaping, Utilities, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-903; BWP-275
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive

Representative:

Milford, MA 01757
John Frederico
Guerriere & Halnon, Inc.
PO Box 235
Milford, MA 01757

The Engineer John Frederico from Guerriere & Halnon was present. The Engineer provided a screen share. The plan has been revised with the recommendations from the last meeting. The Commission will need these copies prior to closing the hearing and issuing of the order of conditions. There was a minor revision to this plan. The Engineer communicated that those plans were dropped off into the drop box at town hall. The agent indicated that those plans have not been seen around the town hall. The Engineer communicated that he can provide those plans tomorrow. There was a minor grading change and a note relating to the slope construction. There will be a sheep toe roller for compaction and will spread a tackifier. The tackifier information was shown on screen share. This will be sent over to the Conservation Commission agent as a pdf. There will also be erosion control blankets used. The Chairman is proposing that this hearing be continued to January 13, 2021 and the order will be prepared.

On a motion made by Arianne Barton, seconded by Michael O'Herron, the Conservation Commission voted by roll call vote to continue the hearing for 18 Celestial Circle, 20 Celestial Circle, 22 Celestial Circle, and 24 Celestial Circle to January 13, 2021 at 8:35 pm.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Arianne Barton	aye
Noelle Lioce	aye

OTHER BUSINESS:**Next Meeting:**

- Wednesday, January 13, 2021

ADJOURN:

On a motion made by Michael O'Herron, seconded by Shawn Wade, the Conservation Commission voted by Roll Call vote to adjourn the meeting at 8:35 pm.

Roll Call Vote:

Neal Standley, Vice Chairman	aye
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye
Noel Lioce, Member	aye
Arianne Barton	aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on:

February 10, 2021

Amy Sutherland

(Date)

(Prepared by Amy Sutherland)