



Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019

Meeting Minutes
Wednesday, August 11, 2021

MEETING LOCATION: zoom meeting

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. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

Present at the Meeting:

Cliff Matthews, Chairperson
Michael O'Herron, Member
Neal Standley, Member
Noel Lioce, Member
Arianne Barton, Member

Other Officials:

Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

Continuation Public Hearing: Project Location: Hixon Street (Hartford Village II):

Hearing time: 7:00 pm

Project Description: Hartford Village II -Stormwater Management System for multi-family residential development

Application Type: NOI 105-923 BWP - 292

Applicant: K & S Realty Trust, One Stallbrook Road, Milford, MA 01757

Representatives: Jude Gauvin, Andrews Survey & Eng, 104 Mendon Street, Uxbridge, MA 01569

The Chairman opened the hearing for Hixon Street.

The Commission was informed that DiPrete Engineering was the new engineer on this project.

The Commission is in receipt of a memo from BSC dated August 2,2021 regarding the modification of the approved detention basin.

The Engineer addressed the main comments in the peer review. The following was revised:

- Revised As-Built Construction Record Plan, date August 3, 2021
- Revised Stormwater Management Report: As- Built Addendum
- Copy of the previously approved Stormwater Management Report for comparative purposes.
- Aerial imagery was also included from March 2021.
- There is an enclosed TSS removal calculation spreadsheet which was provided. Table 5.4 provided the calculations in compliance with the DEP required TSS removal. This is on page 154 of the Stormwater report.
- The Commission would like Consultant to verify that the incremental storage volume within each of the pre-construction, proposed, and constructed basins be provided along with the detailed hydraulic calculations for each basin so these can be compared and evaluated to ensure that the constructed basin is still sufficient and will not be overtopped.
- The applicant in item #3 noted that they have not modeled infiltration. The Commission would like the Consultant to look at this.
- There was a waiver granted previously for the one-foot freeboard from 100-year ponding elevation within basins and the emergency overflow spillway. There needs to be verification that this is acceptable.

- The revised as-built model reflects the pipe that was installed, a 12" diameter HDPE pipe at 1.24% slope. The basin still meets the required stormwater discharge targets. This will need to be verified by consultant.
- The perforated pipe does not appear to have been included in the design of the proposed basin.
- The retaining wall does not provide any specific function for the basin. The Commission would like a written narrative about the reason for the wall. A screenshare of the retaining wall was shown.
- The as-built basin model has been revised to reflect the latest data collected in the field. This will be reviewed by Consultant.

The Commission will have the Consultant review all the calculations to make sure they are accurate. The applicant has a table which shows pre-development peak flow rates and as-built peak flow rates. If there is a substantially different approved peak flow rate this may need further review. A question was asked about the area to the northwest of the basin. This area was shown on the share screen. The white oak trees in this area were tagged to be saved. The Conservation Agent and Town Planner went to site several times and the applicant did a good job of wrapping the trees with the intent to preserve. There were some trees taken down for safety reasons. Member Standley communicated that he does not think the waiver should be granted for a basin which was not permitted.

On a motion made by Noel Lioce, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing to September 8, 2021, at 7:00 pm.

Roll Call Vote:

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|---------------------------------|------------|
| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

Public Hearing: Project Location: 30 Locust Street:

Hearing time: 7:00 pm

Project Description: Bungay Brook Estates – 110 Townhouse in 36 buildings, stormwater management

Application Type: NOI 105 BWP - 296

Applicant: Steven Venincasa, Elite Home Builders LLC, PO Box 1205 Westborough, MA 01581

Representatives: James Almonte Land Design Collaborative, 45 Lyman St., Suite 1, Westborough, MA 01581

The Chairman opened the hearing for 30 Locust Street.

The applicant representative James Almonte was present from Land Design Collaborative. The P.E. Mike Scott was also on the zoom call.

The Chairman communicated that he will be working off the August 4th peer review letter from BSC.

The applicant provided a share screen of the peer review letter.

The following items were discussed relating to the peer review response letter dated August 11, 2021.

- The project in general does not disturb wetland areas and/or riverfront area and has minimal impacts to the wetland buffer zones. The reconfiguration of the existing parking lot in the northeastern portion of the site will be moved southerly, farther from the wetland than the existing parking area.
- The stormwater pretreatment units will be added to the plan to ensure adequate TSS removal.
- There will be additional soil testing to verify conditions at each proposed recharge area will be required and these will be performed at the end of the golf season prior to construction.
- The roof discharge will run onto the ground surface and flow overland to a catch basin, to a swale or recharge area.
- The applicant was informed to look at the regulations to make sure that these structures will have appropriate free board for the 100-year storm, to account for frozen ground conditions at the 25 yr. storm volume & they are sized to contain the 25-year storms.
- The applicant will present a revised set of site plans to address the comments.

- There is a need for additional test pits (3 test pits per structure). The applicant understands that additional testing is required. The applicant's preference is to do one test pit since the material proved to be very consistent in previous tested areas.
- Recharge of roof run off is a requirement, plans need to reflect this.
- There is a need for detail for all the stormwater management structures.
- The applicant needs to come up with what type of maintenance will be needed.
- BSC is suggesting spot grades site wide.
- Consultant Di Pietro communicated that there were some areas which needed clarification to make sure there would be no ponding in certain areas.
- The dog park will be taken off the plan and eliminated completely.
- The Commission is in receipt of a letter from Don DiMartino that the water in this area will be looped to the end of Reservoir Street.
- There is zero percent riverfront alteration.
- There is 1600 sq feet of alteration in the 25 to 50 limited disturbance zone. The Commission would recommend this be eliminated entirely and if the applicant cannot, there will need to be mitigation. This may be something as simple as moving a structure.
- The existing pond will be left in place. The plan is to use this for irrigation and aesthetics. The Commission would like a narrative on this. It was also suggested to have a comparative analysis done on the amount of water use currently versus proposed.
- The plan is to maintain the existing house, and maintenance shed. The parking area will be shifted to the east away from the top of the slope. Additional vegetation will be added.

Resident, Shawn Wade wanted to know if the amount of tree clearing will require a filing. He was also asking about the looping of the water. The Chairman communicated that the looping of the water will not require a filing.

The Chairman recommends continuation of hearing so the Commission can review the most recent review letter.

On a motion made by Mike O'Herron, seconded by Neal Standley, the Conservation Commission voted by roll call to continue the hearing to September 8, 2021, at 7:25 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

Continuation Public Hearing: Project Location: 6 North Main Street, Mill Street, Common Street:

Hearing time: 8:00 pm

Project Description: construction of a new access road, improvements to existing roadways, construction of stormwater management facilities, utility improvements including pump station

Application Type: NOI

Applicant: Denis Fraine, Town of Bellingham, 10 Mechanic Street, Bellingham, MA 02019

Representatives: Mark Allen, Allen Engineering & Associates Inc. One Charles View Road, Suite 2, Hopedale, MA 01747

Member Barton recused herself from hearing.

The applicant representatives included the following:

- Mike Dryden, Mark Allen, Jeff D'Arrigo (Sage Env), Frank DiPietro, Matt Burns

The Chairman opened the continued hearing.

It was communicated by the applicant that almost all of the issues have been addressed.

The Consultant agreed that almost all the issues have been addressed but communicated that the Planning Board needs to make decisions on waivers. It was suggested that the hearing be continued.

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing to September 8, 2021 at 7:55 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Noel Lioce | aye |
| Cliff Matthews | aye |

Continuation Public Hearing: Project Location: Mechanic Street & Mill Street:

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| <u>Hearing time:</u> | 8:00 pm |
| <u>Project Description:</u> | Roadway, utilities, Stormwater Management for residential subdivision – Red Mill on the Charles |
| <u>Application Type:</u> | Notice of Intent: 105 -910 DEP File Number ; BWP268 |
| <u>Applicant:</u> | Kevin Lobisser Snowflake LLC One Charlesview Rd Suite 1 Hopedale, MA 01747 |
| <u>Representative:</u> | Mark Allen, Allen Engineering & Associates Inc. One Charles View Road, Suite 2, Hopedale, MA 01747 |

Member Barton recused self from hearing.

The Chairperson opened the public hearing for Mechanic Street and Mill Street.

The applicant representatives included the following:

- Mike Dryden, Mark Allen, Jeff D'Arrigo (Sage Env), Frank DiPietro, Matt Burns

The applicant wanted to review the comment responses in the letter dated July 2, 2021. There was a screen share of the letter.

- The slope of detention walls will not exceed 3:1.
- There is a small amount of disturbance within the 25' no disturb zone is unavoidable due to the elevation required to outlet the basin. The applicant presented a detailed presentation to demonstrate this.
- The hydraulic calculations regarding the 25-year storm event with frozen ground conditions were noted.
- The proposed infiltration basins have been reviewed and BSC agree that a waiver is not required.
- The applicant has agreed to submit revised plans to the DEP when the final set has been assembled.
- The basin I-B is currently oversized and has over 3 feet freeboard.
- AEA agrees that only basin IB-2 requires a very minor adjustment. This was revised.
- WPA Form 3 permit will be updated with current impact numbers.
- Removed 335 linear feet of Road D to remove it from the Riverfront.
- The mounding analyses will be incorporated into the overall final drainage report.
- There needs to be a three-year monitoring along with bonding. This can be written into an Order of Conditions.
- The applicant has quantified the Riverfront Enrichment Areas and Buffer Zone Mitigation Areas for a total impact within the 0' to 50' buffer zones being 56,289 sq. ft. There will be an enrichment/mitigation of clearly demarcated in the field during the initial site prep. The Commission would like to have a plan set showing the enrichment/mitigation areas. A narrative will be added along with references on the plan.
- It was recommended putting in a perimeter barrier to mark the area in the field. The applicant is comfortable with this added to the Order of Conditions.
- There will be a berm added behind the lots near infiltration #5. This will protect Lot 72 and Lot 73.

The Chairman asked for a motion to continue the hearing.

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing to September 8, 2021 at 7:55 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Noel Lioce | aye |
| Cliff Matthews | aye |

Public Hearing: Project Location: 16 Buffy Road:

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| <u>Hearing time:</u> | 8:45 pm |
| <u>Project Description:</u> | Addition |
| <u>Application Type:</u> | NOI |
| <u>Applicant:</u> | Evan Piotti, 16 Buffy Road Bellingham, MA |
| <u>Representatives:</u> | Margaret Bacon, Civil Site Engineer Suite 206, 10 River Road, Uxbridge, MA 01569 |

The Chairman opened the hearing for 16 Buffy Road.

Civil Site Engineer Margaret Bason was present. It was explained that the applicant Evan Piotti has submitted a Notice of Intent for the proposed 30 by 36 addition to the existing house. The proposed construction activities are within the 100' buffer zone of bordering vegetated wetlands. A screen share was shown. The applicant was provided with comments from the Conservation Agent and the revised plan was prepared. The revisions included the reflagging of the wetland line. The original plan of record noted a split rail fence, and this was included on the revised plan. The septic on the site will not change. The existing turn around will be eliminated and will be loamed and seeded. The grading will be up to the foundation in the back. There will be a mulch sock for erosion instead of straw waddles. A question was asked if the addition could be decreased a little or could there be anything else which could be done to enhance the wetland area near the perimeter since the applicant can't stay out of the 25 ft. A suggestion was made to plant blueberry bushes at the fence line which will soften the encroachment into the 25 ft. The engineer will revise the plan to show the fence and will also include the plant and erosion control. This will be completed by next week.

On a motion made by Mike O'Herron, seconded by Neal Standley, the Conservation Commission voted by roll call to continue the hearing to August 25, 2021 at 8:45 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

Continuation Public Hearing: Project Location: 455 Hartford Avenue:

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| <u>Hearing time:</u> | 9:05 pm |
| <u>Project Description:</u> | 9 Unit Commercial Bldg. Stormwater Mgt.; Septic System |
| <u>Application Type:</u> | NOI |
| <u>Applicant:</u> | Moshe Attias, Darn Properties LLC, 7 Madden Avenue, Milford, MA 01757 |
| <u>Representatives:</u> | Mitch Maslanka, Goddard Consulting LLC, 291 Main Street, Suite 8, Northborough, MA 01532 |

The Chairman opened the continued hearing for 455 Hartford Avenue.

The applicant has requested a continuation of hearing. The Commission will approve the continuation with the understanding that the applicant has requested several continuations and will only allow the applicant five minutes at the beginning of the meeting and if there is more information the applicant wants to provide, they will be heard at the end of the meeting.

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing for 455 Hartford Avenue to September 22, 2021 at 7:00 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
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| Neal Standley, Member | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

APPROVAL OF MINUTES:**June 23, 2021:**

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by roll call to accept the minutes from June 23, 2021 as revised.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

July 7, 2021:

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by roll call to accept the minutes from July 7, 2021 as revised.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Member | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

ADJOURN:

On a motion made by Mike O'Herron, seconded by Noel Lioce, the Conservation Commission voted to adjourn the meeting at 9:07 pm.

Roll Call Vote:

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| Michael O'Herron, Member | aye |
| Neal Standley, Vice Chairperson | aye |
| Arianne Barton | aye |
| Noel Lioce | aye |

Meeting Adjourned at 9:07 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on: 9.21.21
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)