

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of August 22, 2018
Page 1 of 3**

Project: 105-823 & BWP-191
CNOI

Project Description:
866 South Main Street
Hindu Temple, parking, septic systems,
stormwater management, wetland crossing, replication

Applicant:
Sri Temple
15 North Main St., Unit A-1
Bellingham, MA

Representative:
Steve O'Connell, Andrews Survey & Engineering
104 Mendon Street
Uxbridge, MA 01569

Plans: NOI & "Proposed Hindu Temple, 27 Sheets, dated 5/15/18 stamped 5/31/2018, Operation & Maintenance Plan 5/15/2018, Stormwater Management Report 5/15/2018

Hearing time: 7:30 PM

Chairman Matthews opened the hearing. No one from the public was present. He stated that the applicant has requested a continuation to our next meeting. PSC, the peer reviewer, has not completed the first set of comments for the project.

Cliff stated that several members of the Commission were on site the previous Saturday, Aug. 18th for a lengthy three hour site walk. He stated that they entered on the southerly side of the project where potential vernal pool characteristics were found in the wetland that also extends beyond the property boundary. This area will be investigated further next spring. Commissioners inspected the entire wetland boundary and existing culvert as delineated on the submitted plans. He added that it appears that this area was a collection point due to contours at one time, but upon investigating the area further and more thoroughly walking all the way to South Main St., there was no evidence of any hydrology or flow. The inspection then proceeded along the proposed erosion control barrier at the 25 foot NDZ from the northern side of the site going south. There were some variations in the delineation due to soil samples; however it was most probably due to the historic use of the site, possibly gravel removal operations. Cliff then stated that the site walk continued back to the intermittent stream to confirm that it was a viable location for crossing as proposed in the project. The existing culvert could also be utilized for future access for gathering soil samples for submittal for the septic areas and stormwater management system since tests that have not yet been performed. Inspection in this area included the existing culvert pipe that is being proposed for removal. Removal of the pipe would help facilitate the success of the proposed replication area. Cliff stated that the applicant has already been directed to increase the replication from the proposed 1-1/2 to 2:1 in order to meet the local bylaw. In addition, the Commission would require establishment of a replication bond and that the replication process would have to be overseen by a PWS. The area where the box culvert is proposed was also inspected. He added that the site walk wrapped up at the potential vernal pool area. Next spring, the vernal pool limits will be flagged.

He then stated that the applicant needs to minimize the impacts to the buffer zone. One means of accomplishing reduction to buffer zone impacts could be investigating the removal of a proposed access road currently located around the residential buildings. In addition, the applicant has been directed to incorporate the use of underground infiltrators in the parking lots to address stormwater instead of the currently proposed above ground basins.

Mike Roche moved to continue the hearing to September 12, 2018 at 7:25 PM. Motion was seconded by Arianne Barton and passed unanimously.

Informational Meeting / James Kupfer / Planning Board Rezoning Articles on Special Town Meeting

Town Planner, Jim Kupfer, presented a quick review of the Special Town Meeting rezoning articles sponsored by the Planning Board for this October. These articles include 79 Hartford Avenue Map 2807 from Business 2, Agricultural and Suburban to Industrial; portions of Farm Street from Industrial to Suburban; and portions of Maple Street from I495 north to Pine Street from Industrial to Suburban. The rezoning has been proposed in a balanced effort to maintain a diverse tax base in town and in effort to minimize further industrial traffic on Maple Street and Farm Street, areas with existing homes.

The process involves Planning Board hearings on all three articles and subsequent recommendations presented to the Board of Selectmen. The Board of Selectmen then vote and the articles are presented at town meeting for approval. A two thirds majority vote is required at town meeting for the articles to pass.

To date, the Planning Board has opened and closed the Hartford Avenue hearing and the Maple Street hearing. The Farm St. hearing has been continued to tomorrow evening.

Mr. Kupfer answered several questions from members of the Conservation Commission including how this could affect existing businesses, grandfathering processes, the total number of acres involved, reasons for proposing industrial to suburban, etc.

Cliff Matthews then stated that it seemed to be the consensus of the Con Com to support these articles. He suggested that a letter of support be drafted up and sent out to members for review. Cliff, on behalf of the Commission, thanked Mr. Kupfer for his presentation.

Project: 105- & BWP-190
NOI

Project Description:
633 Pulaski Boulevard
Sewer connection, expansion of building & parking lot

Applicant:
Vohn Davong
52 Pulaski Boulevard
Bellingham, MA 02019

Representative:
Bill Halsing, Land Planning, Inc.
167 Hartford Avenue
Bellingham, MA 02019

Plans: NOI & "Site Plan Location at 633 Pulaski Boulevard" One Sheet, 5/30/2018, Draft Revised plan August 6, 2018

Continuation time: 8:15 PM

Ms. Davong, Mr. Kourhy and Bill Halsing were present when Chairman Matthews opened the continued hearing. Cliff stated that Mr. Halsing had requested a few minutes to speak on the progress of the project.

Bill Halsing then stated that he has updated the soil testing to include soils located toward the front of the parking lot and found groundwater separation to be at nine feet there. A second test pit was conducted at the street and the results were similar. Mr. Halsing stated that he can probably infiltrate stormwater up front but there still remains the problem of elevation. Bill stated that he may use some type of infiltrator (Stormceptor, etc.) for roof runoff and for some of the parking lot. Cliff responded that these test pits results are much more favorable than the previous test pit areas conducted on the site. Bill asked if the Con Com would continue the hearing to the next meeting stating that he should have plans prepared by then.

Neal Standley then moved to continue the hearing to Sept. 12th at 8:00 PM. Motion was seconded by Brian Norton and passed unanimously.

Cliff stated that after the lengthy site walk last Saturday for 866 South Main St., members of the Commission went to Bucky Drive located off of Chestnut St. to inspect the detention basin in preparation for issuing a Certificate of Compliance .The commission discovered that there is a small area located on the basin wall near the outfall where a tree had fallen. The lifted tree roots created a hole in the basin wall. We would ask that the condo association fill the hole and seed it. Also discovered on site and in need of repair is a failing and uncovered concrete stormwater/sewer structure that poses safety issues.

Members were reminded that the Planning Board is holding a meeting on the MS4 NOI tomorrow evening.

Certificates of Compliance were signed for 105-58/ 163 Farm St., 105-93 Reissue for 21 Geordan Avenue and 105-52(Partial) Certificate of Compliance for 21 Geordan Avenue.

Attending the meeting were Cliff Matthews, Neal Standley, Michael O'Herron, Brian Norton, Shawn Wade, Michael Roche, Arianne Barton, and Associate and Noel Lioce, as well as Anne Matthews.