



**Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019**

**Meeting Minutes
Wednesday, August 25, 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
Brian Norton, Member
Neal Standley, Member
Noel Lioce, Member
Arianne Barton, Member

Other Officials:

Anne Matthews, Conservation Agent
Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

Continuation Public Hearing: Project Location: 180 Paine Street:

<u>Hearing time:</u>	7:00 pm
<u>Project Description:</u>	BVW, Perennial & Intermittent Stream Banks to Streams, Bank to pond
<u>Application Type:</u>	NOI 105-915 BWP - 286
<u>Applicant:</u>	Ron Bonvie, Active Adult LLC, 23 Southport Drive, Mashpee, MA 02649
<u>Representatives:</u>	Eric Dias, Strong Point Eng. Solutions Inc. 340 Manley St. Unit 2 W. Bridgewater, MA 02379

The Chairman opened the continued public hearing for 180 Paine Street.

Present at the meeting included:

- Strong Point Engineering Solutions, Eric Dias
- Brad Holmes who is the professional wetland scientist,
- Applicant, Ron Bonvie.

The applicant representative Eric Dias from recapped what has transpired since the last meeting. There was a site walk on June 24, 2021. During the site walk there were a few identified areas which needed to be added to the plan. Since that time, the flags in the field were located and added to the plan. The plan was submitted last week to the town and the peer reviewer. There was an area of high water identified. Eric Dias explained that the original thought was that there was an issue with the stream mapping software, and it was not mapping a resource which was going into the State of Rhode Island but this was resolved. It appears that the delineation ends at the State line. This area came under the threshold as being a perennial stream, but the applicant will consider it a perennial and will put a buffer around it. This has little impact since it is outside the work area of the first phase of the project.

The plan was shown on a screen share.

The Chairman noted a change he wanted corrected from the previous delineation which was noted on sheet C1. The plan needs to reflect information from previous ORAD calling the area "vernal pool". There will be a notation noted on plan. This is the C series flag. This was described in letter of June 4, 2020. A revised copy of the plan will be provided.

The following comments are noted regarding the plan:

- Sheet C3- in the 300 series, found spotted salamander larvae in the visit on June 3, 2021. This does include a vernal pool in this series. It was recommended to add a boundary and strike the word "potential". This is well outside the project site.
- Sheet C5- looks good and reflected what was seen on the site walk.
- Sheet C6 – the Commission should make an explicit statement that there was only one side of a resource area explored but not the other side.
- Sheet C10 – the swale needs to be better defined in the field. The wetland area has not been determined by the survey which was completed. At the eastern edge of the site in the upper corner, flags 7, 18, 19, and 20 seemed to be misplaced in the survey. The completeness of the plan needs to be verified.
- Sheet C11 –The brook is delineated further north. It runs from I1-I12. The other side of the site was not delineated. There should be language noting this was intentionally incomplete and the project side was only done.
- The applicant has engaged counsel on how to file with MEPA.

The applicant can provide revisions within a week.

The Chairman indicated that the agent will begin drafting the ORAD for the September 8, 2021 meeting provided a revised plan is submitted.

On a motion made by Neal Standley, seconded by Arianne Barton, the Commission voted by Roll Call to continue the hearing to September 8, 2021 at 8:25 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: 150 and 152 Depot Street:

Hearing time: 8:00 pm

Project Description: 4,200 LF BVW Confirmation

Application Type: ANRAD

Applicant: Efrem Gerszberg, 2020 Industrial. 777 New Durham Rd. Suite D, Edison, NJ 08817

Representatives: Nicole Hayes, Goddard Consulting LLC, 291 Main Street, Northboro, MA 01532

The Chairman opened the continued hearing for 150 and 152 Depot Street.

Scott Goddard from Goddard Consulting was present.

Representative Brandon Barry from Bohler Engineer was present representing the applicant. The Commission was informed that the applicant would like to continue the hearing. The site was walked with Commission. There were modifications made to the delineation. There were well defined swale areas which made for a clear delineation. The modifications were incorporated into the site plan. There was an isolated wetland area which was added to the plan. Those flags were included on plan. The site plans from the 2004 ANRAD were referenced and used. In 2004, the ANRAD did not locate this isolated wetland.

The Chairman communicated that the site walk was completed. The boundaries were fairly well defined by grade. The isolated area of flooding will need to be revised with the inclusion of a buffer zone around it since there are new regulations in place since the 2004 ANRAD. The area to the northwest has a steep grade and the buffer falls into the middle of the grade. This was well outside the buffer zone.

There was a share screen provided. The detail sheets were shown. The isolated land subject to flooding was shown. The 25-50 temporary buffer disturbance was not noted on the plan. This will be added to the plan per the Conservation Agent.

It was suggested to continue the hearing to the next meeting. The ORAD will be drafted as soon as the revised plans are provided.

On a motion made by Neal Standley, seconded by Michael O'Herron, the Commission voted by Roll Call to hold a continued hearing to September 8, 2021 at 8:35 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: 161, 163, 167 Mechanic Street- Roadway

Improvements:

<u>Hearing time:</u>	7:45 pm
<u>Project Description:</u>	Roadway drainage improvements for Curtis Apartments
<u>Application Type:</u>	NOI
<u>Applicant:</u>	Russell Dion Campanelli Drive, Braintree, MA 02184
<u>Representatives:</u>	Keith Lincoln, Chappell Eng. Assoc. LLC, 201 Boston Post Rd, W. Suite 101, Marlboro, MA 01752

The Chairman opened the hearing for 161, 163, 167 Mechanic Street.

On a motion made by Noel Lioce, seconded by Neal Standley, the Commission voted by Roll Call to continue the hearing to September 22, 2021 at 7:05 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: South Main Street Corridor Improvements:

<u>Hearing time:</u>	8:15 pm
<u>Project Description:</u>	Roadway widening & drainage
<u>Application Type:</u>	NOI
<u>Applicant:</u>	Don DiMartino, DPW Director, 26 Blackstone Street, Bellingham, MA 02019
<u>Representatives:</u>	John Morgan, CHA Consulting Inc. 141 Longwater Drive, Suite 104 Norwell, MA 02161

The Chairman opened the public hearing for South Main Street Corridor Improvements.

The applicant has requested a continuation.

On a motion made by Neal Standley, seconded by Brian Norton, the Commission voted by roll call to continue the hearing to September 22, 2021 at 7:05 pm.

Roll Call Vote:

Michael O'Herron, Member	aye
Neal Standley, Member	aye
Brian Norton, Member	aye
Arianne Barton, Member	aye

Noel Lioce, Member

aye

Public Hearing: Project Location: 16 Buffy Road:

Hearing time: 7:45 pm

Project Description: Addition

Application Type: NOI

Applicant: Evan Piotti, 16 Buffy Road, Bellingham, MA

Representatives: Margaret Bacon Civil Site Eng. Suite 206, 10 River Road, Uxbridge, MA 01569

The Chairman opened the hearing for 16 Buffy Road.

The applicant representative Margaret Bacon was present via zoom. It was communicated that since the last meeting, there was a minor change to the plan. This was shown on a share screen. The fence will be straightened out and there will be the planting of blueberry bushes. There will be pavement area added along with the new addition. This is an impervious area with a net gain of 275 sq ft. This is the only change from the last meeting. The other comments have been included on plan.

It is recommended that the hearing be closed, and the Order of Conditions be issued.

On a motion made by Mike O'Herron, seconded by Brian Norton , the Conservation Commission voted to close the hearing and issue the Order of Conditions.

Roll Call Vote:

Michael O'Herron, Member aye

Neal Standley, Member aye

Brian Norton, Member aye

Arianne Barton, Member aye

Noel Lioce, Member aye

Public Hearing: Project Location: 1 Wasylean Lane:

Hearing time: 8:00 pm

Project Description: SFD, grading, pool – 50'BZ of VP

Application Type: NOI

Applicant: Jean & Kelly Anemaet, 28 Chestnut Street, Foxboro, MA 02035

Representatives: Peter Lavoie, Landmark Site Design, 1267 Glebe Street, Taunton, MA 02780

The Chairman opened the hearing for 1 Wasylean Lane.

The applicant representative Peter Lavoie from Landmark Site Design was present representing the applicants John & Kelly Anemaet. Mr. Lavoie provided a screen share.

The applicant is proposing to construct a single-family house, driveway, deck, pool and all utilities to service the new home at 1 Wasylean Lane. All work proposed does fall within the 100-foot buffer zone to a vernal pool located off site. There will be no disturbance within 50 ft to the vernal pool. The total disturbance within the 50 foot to 100-foot buffer zone will be 5,039 s.f. The total disturbance on the lot will be 17,725 s.f. There was discussion about the easement on site and if this was gone the grades could be flattened and there would be less impacts on the vernal pool. The Commission was informed that the work which was done previous in the buffer zone was not a jurisdictional filing. Since that time, there is a recognizable vernal pool.

Peter Lavoie provided a screen share.

Member O'Herron has questions relative to the application submittal.

The applicant will research the easement and see if the house could possibly be moved up.

It was recommended to continue the hearing.

On a motion made by Noel Lioce, seconded by Brian Norton, the Conservation Commission voted by roll call to continue the hearing to September 8, 2021 at 8:40 pm.

Roll Call Vote:

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

ADJOURN:

On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted to adjourn the meeting at 8:45 pm.

Roll Call Vote:

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

Meeting Adjourned at 8:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved October 27, 2021

Minutes Approved on: 10.27.21
(Date)


(Prepared by Amy Sutherland)