

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of August 8, 2018
Page 1 of 2**

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: 7:305 PM

Ms. Davong, Jack Brockert, Mr. Kourhy and Bill Halsing were present when Chairman Matthews opened the continued hearing.

Bill Halsing presented a new draft proposal for discussion with the Commission. He stated that the number of parking spaces has remained at 37 and that a small section of parking pavement on the southerly side of the building would be removed. The cooler units and building addition are included and the new parking spaces as depicted on the plan would be paved. Bill added that he conducted four soil test pits on the site and that groundwater is high. Test pits show mottling at TP#1: 37", TP#2: 44", TP#3: 55", TP#4: 39". Bill stated that it would be difficult to meet the four foot separation to groundwater and inquired as to whether the commission would grant a waiver to that requirement. Bill stated that only the roof runoff would be infiltrated and that balance of the generated stormwater would flow overland. Cliff stated that the soil tests were conducted at the 194 contour and that there is not much storage capacity. He stated that the project must meet the requirements for Stormwater Standards and this was reinforced by DEP's action red flagging the project and refusing to grant a file number. Bill responded that the project is a commercial redevelopment and only needs to meet the Standards as much as is practicable. Cliff then stated that as far as he recalls, the Commission has never granted any waiver to the four foot separation because stormwater needs to be pretreated and infiltrated on site. Cliff then inquired if Bill had any test pit information for the higher elevation at the front of the property. Bill stated that he had not conducted any further testing. Cliff then asked if Bill had calculated the pre and post runoff for any storm events for the draft plan. Bill responded that he had not. Cliff reminded Bill that the project needs to meet the storage capacity for storm events. At this point, it is unknown as to where runoff would be going. He added that untreated water cannot be draining into resource areas or onto abutting properties or the road. Mr. Matthews directed Bill to investigate infiltration at the front of the property where the water currently flows. Jack Brockert stated that there is an existing sump pump in the basement. Commission members instructed Bill to cap the two discharge pipes at the rear of the property that were discovered at the site walk.

Brian Norton the moved to continue the hearing to August 22nd at 8:15 PM. Mike O'Herron seconded the motion that passed unanimously.

Mr. Kourhy appealed to the Commission stating the Ms. Davong's lease is expiring and she needs to have time to move onto the new site. He asked if the Commission would be able to sign a permit at the next meeting. Cliff responded that the project must meet the stormwater

requirements as required by law. We cannot permit a project that has water flowing onto someone else's property. Bill has to calculate runoff and submit a design to both DEP and the Con Com. Cliff then added that we cannot issue a permit until Bill submits the information for review and until DEP issues a file number. Bill responded that he may not be able to meet the requirements 100%. Cliff stated that we need more information before we can even consider granting a waiver to the four foot separation.

The minutes of June 27th, July 11th and July 25th were accepted with one minor revision.

Mike O'Herron moved to issue the Certificate of Compliance for Bruce Choquet, 20 Cranberry Meadow Road. Arianne Barton seconded the motion that passed unanimously.

Cliff reminded members of the site walk scheduled for Saturday, August 22nd at 866 South Main St., He stated that we will be inspecting the wetland delineation including areas to the south of the property for any vernal pool characteristics, the proposed replication area, the outfall from the South Main St. (for channelization) and the areas where the proposed basins would be located.

Cliff stated that the Planning Board is sponsoring three areas in town for rezoning; portion of Depot St., Maple St. from I495 north to Pine St. and a portion of Farm St. After discussion, the Con Com consensus was to write a letter of support for the three articles that will be on the Town Warrant for the Special Town Meeting in October.

Cliff also asked all Con Com members to review the MS4 Notice of Intent. The Planning Board will be holding a hearing on October 23rd. He encouraged members to attend.

Eversource utility maintenance activities will be taking place on the NSTAR ROW between Hartford Avenue and the Franklin Town line.

Cliff reported that when the 160 High St. Order was issued, only two of the three test pits had been conducted. As required in a Special Condition to the Order, Campanelli submitted the required test pit information which confirmed that the basins would meet the four foot separation to groundwater as required under the bylaw.

Motion to adjourn by Arianne Barton was seconded by Michael O'Herron and passed unanimously.

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