



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

**Meeting Minutes  
Wednesday, February 10, 2021**

***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, Chairperson  
Neal Standley, Vice Chairperson  
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)

**Public Hearing: Project Location: 180 Paine Street:**

<b><u>Hearing time:</u></b>	7:00 pm
<b><u>Project Description:</u></b>	BVW, perennial & intermittent stream, banks to streams, bank to pond
<b><u>Application Type:</u></b>	Notice of Intent: DEP File Number 105-915; BWP-286
<b><u>Applicant:</u></b>	Ron Bonvie 23 Southport Drive Mashpee, MA 02549
<b><u>Representative:</u></b>	Eric Dias Strong Point Engineering Solutions Inc. 340 Manley St. Unit 2 W. Bridgewater, MA 02379

The Chairperson opened the hearing for 180 Paine Street for the ANRAD submitted by Ron Bonvie. It was explained that due to the significant snowfall and the inability of the Commission to do a site visit, the applicant has requested a continuation to Wednesday, March 10, 2021 at 7:00 pm. The applicant is in receipt of a peer review quote from BSC.

**On a motion made by Shawn Wade, seconded by Michael O'Herron, the Conservation Commission voted by roll call to continue the hearing to Wednesday, March 10, 2021 at 7:00 pm.**

**Roll Call Vote:**

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

**Public Hearing: Project Location: Candlelight Lane and Silver Lake Road:**

**Hearing time:** 7:10 pm  
**Project Description:** Drainage Improvements Basin C  
**Application Type:** Notice of Intent: DEP File Number ; BWP-271  
**Applicant:** Bellingham DPW  
 And South Venter Realty LLC, 120 Quarry Drive  
 Milford, MA 01757  
**Representative:** Sean Malone  
 Oak Consulting Group

The Chairperson opened the public hearing for Candlelight Land and Silver Lake Road.

The Chairperson provided a recap from the last meeting held on January 27, 2021. The applicant was tasked with providing alternatives to the original design which included bringing into compliance the drainage at Candlelight and Silverlake Road. Consultant BSC has not been able to complete the review since the revised material was just received. Representative Malone provided a screen share explaining what will be done for site preparation and drainage. The revised plan expands on some of the improvements originally proposed along with providing additional drainage along Silverlake Road to collect overflow through a new catch basin and pipe down Silverlake Road to the outlet. This will take the burden off of the sediment trap that was installed resulting in the possibility of some surcharge. The plan was revised to have a check valve. This was a recommendation from the DPW Director Don DiMartino. The cross-section profiles were also added. The applicant provided the Commission with the operation and maintenance (O & M) plan today, which was not able to be reviewed by the Commission or the Consultant, BSC, prior to the hearing. All calculations and the O & M plan were submitted to Consultant BSC addressing previous comments. A question was asked about the previously permitted stormwater management structures and the effectiveness of those. The Commission communicated that the goal is to correct the stormwater situation. The DPW Director communicated that the town would commit to cleaning the catch basin at the corner of Candlelight & Silver Lake Road. There was a recommendation to correct the numbering of the O & M plan since there is no catch basin #8. Consultant Malone responded that this will be corrected, and an update will be provided. A question was asked if there is an event with a surcharge of flow and the volume is too great and this bypasses the catch basin, where will the water go? The Consultant responded that this would drain to the oil grit separator which is already installed and then to the swale. There was also a question about the 20-foot drop in contours which will be smoothed out to create a more uniform slope. This slope will be 12% (3:1). The area will be loamed & hydroseeded, hydra loamed and will have a jute mat to help with erosion. There was a question about phosphorus removal and requirements of the town. The concern is water running down and into Silver Lake especially near the north end of the lake. DPW Director responded that this is in the Blackstone River Water Shed area and there are no regulations for the Total Maximum Daily Load (TMDL) removal, and this project was approved long before the MS4 regulations were put in place. The Commission was made aware that Consultant BSC is in the process of signing an agreement with the applicant for the oversight during the construction. The Zoning Board of Appeals has asked the applicant to provide reports on the construction from April thru June. This would include weekly inspections. The project can be conditioned that the contractor must respond immediately to any concerns which the oversight managers have. Consultant Di Pietro informed the Commission that the review will be ready for the February 24, 2021 meeting.

The Chairperson asked for a motion to continue the hearing.

On a motion made by Neal Standley, seconded by Shawn Wade, the Conservation Commission voted by roll call to continue the hearing for Candlelight Lane and Silver Lake Road to Wednesday, February 24, 2021 at 7:20 pm.

**Roll Call Vote:**

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

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

**Hearing time:** 7:30 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:**

Notice of Intent: DEP File Number 105-900; BWP-N/A

**Applicant:**

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

**Representative:**

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

The Chairperson opened the continued hearing for 6 North Street for the Notice of Intent for the proposal to construct a new access roadway, improvements including a pump station located within the 100-foot buffer zone to bordering vegetated wetlands including proposed alteration of 150 sq. ft of bordering vegetated wetlands.

Engineer Mark Allen was present to represent the applicant. A recap from the last meeting on January 27, 2021 was provided. Consultant Allen communicated that additional topography was requested at the last meeting and was completed. This included the area behind Walgreens and extended to the wetland area. The Commission is also in receipt of a letter provided today from the applicant about the updated stormwater basins evaluations. The applicant found an area which would be able to handle stormwater to assist with the MS4 permit allowing for mitigation. This would be a big benefit to the town. The applicant provided a screen share. The noted basin allows the project to handle all of the MS4 sub catchment areas which the town has been trying to mitigate. The new basin area was noted with the splitting of the town halls stormwater as well as the off-site mitigation for South Main Street. This was designed with a 3 to 1 slope. There will not be a need for any waivers for slopes of the basins. The top basin will get a little smaller since. The replication area was discussed next. There was a previous suggestion to have the replication in another location due to the invasive species in the originally proposed 'area. The new area was shown on the screen share. The applicant's wetland consultant Sage Environmental, has agreed with the new location. The calculations were done through the existing stream and through the existing culvert on Mill Street. It was determined that the 15-inch pipe does handle the 10-year storm event but would not handle the 25-year storm event. It is recommended that this be replaced with an 18-inch pipe at the proper elevation. The existing headwall, splash pod and riprap were discussed. It was suggested to remove any woody vegetation that is growing through the existing stone rip rap be removed by hand. The applicant does not want any equipment in this area since it is right up to the BVW and comes right up to the culverts edge. The applicant is also recommending that when the 18-inch pipe is put in, the new head wall will be pulled back about 10 ft. to allow for more rip rap and splash pod before it gets to the BVW. The details of this will be provided. The Commission is glad the applicant has made these changes. A question was asked if Basin B could be extended to the south to minimize the size of Basin A. Another question was asked if the existing basin next to the building and parking lot holds a lot of water. The Town Planner and Mr. Allen indicated that it does receive some water on occasion but does not hold water for extended periods. The Chairperson communicated that if it really does not hold much water than it could be excluded from the storage calculations. The applicant communicated that the plan also captured two sub catchment areas and two drainage areas in the location noted on the screen share. This was from previous work done by Tighe and Bond. The applicant communicated that the post condition run off from the entire site has a minor increase in flow to a point along Mill Street where a cul-de-sac and pump station are proposed. The applicant's representative indicated that they will be evaluating the feasibility of an infiltration trench in this area to mitigate an increase in peak rate and peak volume of flow in the area. Some of the water from the original MS4 was going into this basin and will now go into the new basin. BSC requested that the applicant put together a graphic to show the existing conditions of the basins and the current flows to the basins compared with the proposed modifications and the redirection of future flows to each basin. This will be part of the hydrology report. The Commission accepted with what the applicant has proposed and suggested that we are beginning to move in the right direction.

The Chairperson asked for a motion to continue the hearing.

**On a motion made by Neal Standley, and seconded by Brian Norton, the Conservation Commission voted to continue the hearing to Wednesday, March 10, 2021 at 7:20 pm.** Member Arianne Barton recused herself from voting at the end of the meeting and did not participate in discussion.

**Roll Call Vote:**

Neal Standley, Vice Chairperson

aye

<b>Michael O'Herron, Member</b>	<b>aye</b>
<b>Brian Norton, Member</b>	<b>aye</b>
<b>Shawn M. Wade, Member</b>	<b>aye</b>
<b>Arianne Barton, Member</b>	<b>no vote (recused self)</b>
<b>Noel Lioce, Member</b>	<b>aye</b>

**Continued Public Hearing: Project Location: Mechanic Street & Mill Street:****Hearing time:** 8:00 pm**Project Description:** Roadway, Utilities. Stormwater Management for Residential Subdivision – Red Mill on the Charles**Application Type:** Notice of Intent: DEP File Number 105-910; BWP-268**Applicant:** Kevin Lobisser  
Snowflake, LLC  
One Charlesview Road Suite 1  
Hopedale, MA 01747**Representative:** Mark Allen  
Allen Engineering & Associates Inc.  
One Charles Road, Suite 2  
Hopedale, MA 01747

The Chairperson opened the continuation hearing for Red Mill on the Charles.

Member Barton recused self from meeting.

The Engineer Mark Allen and his team were present. Consultant Allen informed all that there was a productive meeting with the Conservation Agent and Town Planner. The meeting provided helpful information on how to move forward while specifically looking at the riverfront area. The applicant shared their screen to show the project plans and exhibits. The first item discussed was in response to the comment letter from Consultant BSC. This letter along with exhibits was provided to the Commission. The exhibit showed the progress within the riverfront area. The plan has eliminated three lots in the riverfront area showing a reduction of 3.5 % development in the riverfront area. The retaining wall was extended along the south side of the crossing to minimize impacts to the riverfront area. The off grading was also minimized to the riverfront on the opposite side of the train tracks. This has gotten the applicant under the 10% threshold for new construction utilization. The buffer zone impacts were shown on a color-coded plan. This was explained through the screen share. The buffer zone has been reduced by at least 20 to 30% from the original design of the subdivision. There is proposed mitigation to the buffer zone impacts. Some of this includes replication and revegetation on the existing site and the replanting on areas previously altered in buffer zone areas. This accounts to an equivalent of 18,000 sq. ft. The site now is a new lollipop road layout opposed to a paperclip layout. This resulted in a basin being pulled out. Mr. Allen indicated that an additional 6-acres of the property is being allocated to open space to be retained in perpetuity. This open space area will capture 75 % of the on-site buffer zone, all of the vernal pools, and along with isolated wetlands. Mitigation is proposed in an area currently containing remnants of a gravel pit. There were three waiver requests from the last meeting which were discussed. The applicant went back and redesigned the basins and other structures and are confident that they do not need either of the two stormwater management waivers. The only waiver will be near the crossing areas. The basin will have extra freeboard. The Commission was pleased with the changes proposed and revised the plan. There are now minimal impacts to the wetlands. The peer reviewer will review this plan with the final revisions. The Chairperson did look at the basins and basin 4 is in a water resource district. There is a 2-foot separation and a 4 ft are needed. The applicant will look at this item. The Commission is pleased with the changes made by the applicant.

The Chairperson asked for a motion to continue the hearing to the evening of Wednesday, March 10, 2021 at 8:15 pm.

On a motion made by Michael O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call vote to continue the hearing to Wednesday March 10, 2021 at 8:15 pm.

**Roll Call Vote:**

<b>Neal Standley, Vice Chairperson</b>	<b>aye</b>
<b>Michael O'Herron, Member</b>	<b>aye</b>
<b>Brian Norton, Member</b>	<b>aye</b>
<b>Shawn M. Wade, Member</b>	<b>aye</b>

Arianne Barton, Member  
Noel Lioce, Member

no vote (recused self)  
aye

### **OTHER BUSINESS:**

The Chairperson informed the Commission that the long time Commissioner and friend George Holmes has recently passed away. He was an original member of the Conservation Commission when it was first established in the state. The Commission will discuss some ideas to memorialize him for his decades of service. A suggestion was to go to the softball association and see if the field could be named after him.

### **Approval of Minutes:**

**December 9 & December 16, 2020**

On a motion made by Michael O'Herron, and seconded by Noel Lioce, the Conservation Commission voted by roll call to approve the minutes from December 9, 2020 and December 16, 2020 as amended.

### **Roll Call Vote:**

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

### **RDA: Project Location: 3 Welker Way, Lot 2:**

<b><u>Hearing time:</u></b>	8:50 pm
<b><u>Project Description:</u></b>	Proposal to remove 8 trees in NDZ
<b><u>Application Type:</u></b>	RDA
<b><u>Applicant:</u></b>	Christopher Dome 3 Welker Way Bellingham, MA 02019
<b><u>Representative:</u></b>	Same

The Chairperson opened the hearing for 3 Walker Way Lot 2. The applicant and resident Christopher Dome is proposing to remove 8 trees in the no disturb zone. The applicant provided a packet with photos for the Commission to review. The applicant provided a screen share. The applicant informed the Commission that the trees have not been maintained and are dropping debris into the yard. There are 4 oaks and some small pines. The screen share showed the marked 8 trees. The applicant suggested that hemlocks could be replacement trees. The Chairperson suggested the planting of high bush blueberries. Those have value for food sources for birds and small mammals. This would provide mitigation for the loss of full grown trees. The applicant is open to this. There was a concern of setting a precedent to someone else in the area saying that a tree is cut but is not showing any imminent danger. The Conservation Agent noticed on site that there were a lot of branches down and there were trees which had fallen into the yard area. Some of those trees are very close to growing toward the house and could provide a safety issue to the homeowner. The area is within 8 ft. of the lawn. There is a concern that the abutters on Lot 1 may want to remove some trees. The remainder of the lawn will be left as is. The final recommendation was a combination of hemlock & blueberries. The Commission would like to see the badges installed.

The Chairperson asked for a motion to close the hearing.

On a motion made by Arianne Barton, seconded by Noel Lioce, the Commission voted by Roll Call Vote to close the hearing and issues a negative determination with conditions being the installation of badges and the planting of 8 high blueberry bushes, or 4 hemlock and 4 high blueberry bushes.

### **Roll Call Vote:**

Neal Standley, Vice Chairperson	abstained
Michael O'Herron, Member	aye
Brian Norton, Member	aye
Shawn M. Wade, Member	aye

Noel Lioce, Member  
Arianne Barton

aye  
aye

**Next Meeting:**

- Wednesday, February 24, 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 9:00 pm.

**Roll Call Vote:**

Neal Standley, Vice Chairperson	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:

March 10, 2021  
(Date)

Amy Sutherland  
(Prepared by Amy Sutherland)