



Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019

Meeting Minutes
Wednesday, February 24, 2021

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting:

Cliff Matthews, Chairperson
Neal Standley, Vice Chairperson
Michael O'Herron, Member
Brian Norton, Member
Shawn Wade, Member
Noel Lioce, Member
Arianne Barton, Member

Other Officials:

Anne Matthews, Conservation Agent
Amy Sutherland, Recording Secretary

Continued Public Hearing: Project Location: 9 Lovers Lane (Lot 81):

<u>Hearing time:</u>	7:00 pm
<u>Project Description:</u>	SFD, Grading, Utilities, Bioretention Area
<u>Application Type:</u>	Notice of Intent: DEP File Number 105-891; BWP-261
<u>Applicant:</u>	South Center Realty LLC 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	John Frederico Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

The Chairman reopened the continued hearing for 9 Lovers Lane (Lot 81).

The Engineer John Frederico was present. He provided an update on the outstanding items from the last meeting. The Commission wanted stamped engineered plans from Versa Lock regarding the wall. The second item the Commission wanted more information on was the cross sections along with construction methodology. This was shown on the share screen. The first cross section shown was north/south through the center of the lot. The second cross section was facing the wall from parcel b. The final cross section shown was through the center of the site. At the base of the wall, there will be minimal grading. This grading will be on a slope of 3 to 1 which is intended to be a grass area. Consultant Di Pietro and the Commission had no comments on this cross section. A question about Lot 81 and how will the homeowner maintain this area since they cannot get access to mow the lawn. The Engineer responded that the maintenance could be done through the rain garden easement. The stone wall will not allow the future residents to mow in this area since it will become naturally vegetated. The property owner who eventually owns this parcel knows this. Badges will need to be placed on the fence. The Engineer communicated that there could be language added to the purchase and sale of this lot. The north/south facing west cross section was shown. The view of wall is from parcel B as is it in relation to the house. The Engineer explained that the footings noted on the plan were on the plan prior to the structural drawings from Versa Lock. The center of the lot profile was reviewed. The Engineer explained that contractor will be digging down 22 inches, fill with sand or gravel, and then install the blocks. This will be compacted and filled accordingly. The Versa Lock screen was next screen shared. The Engineer John Frederico explained that the structural engineer from Versa Lock, Randal Brogdon will go out on site to do the inspections while the wall is being built. The Commission could put in a condition that more inspections may be needed. The wall is going to need a permit through the Bellingham Building Department. The Structural Engineer will certify the construction of

the wall. The actual construction of the wall will be subcontracted out to a third party who specializes in Versa Lock walls. Versa Lock has communicated to Engineer Frederico that they can provide a person on site to oversee the construction. Engineer Frederico informed the Commission there were no concerns regarding the hydraulic pressures which would effect the wall. There is a note on the plan about the backfill and compaction information along with a fence post detail. There was a note added on the plan about the compaction equipment and anything between 0 ft. and 4 ft. of this area will have to be hand compacted and anything between 4 ft. to 15 ft. away from the wall will have no large machines allowed other than a two drum roller. The Director of Inspectional Services, Tim Arcadi was present during the zoom meeting. His concern is the proximity of the wall to the property line of the open space and the maintenance of the wall. It was recommended that the house be moved a little closer to Lot 80. The Engineer responded that the house cannot be moved since the applicant needs to comply with the Zoning Board of Appeals permit regarding the 25 ft. setback from building to building between lots. A question was asked about the warrantee of the wall. The Engineer responded that a warrantee is not typical, but he can check with the company. The next item discussed was the fence post. The fence will be going behind the wall. There is a note about having a concrete sleeve and there are specifications noted about this. Building Inspector Arcadi recommended laying out of the fence posts within the grid instead of just driving something through the grid. The sleeve will be put in next and the post would then go down into the sleeve. The Building Inspector can review this with the contractor and will coordinate inspections. The applicant would like to propose a pre-construction meeting with the contractor for the wall installation, the commission and building inspector. The Building Inspector has one final question about the elevation looking toward the rear towards Lovers Lane. There will need to be a compaction test done by the applicant for underneath that footing. The Commission can have this be a condition on the permit. There continues to be a concern about the distance between the foundation and the top of the wall being 10 ft. The design of the fence needs to be on the plan. Consultant DiPietro provided comments to the Commission. He recommended that the plan makes reference that the owner's site representative having the authority to check the soil. Consultant Di Pietro informed that commission that this person needs to also look at making sure this is blended into the grade and the area underneath the footing being compacted appropriately. It was suggested to put in a condition that the person responsible on site is qualified to make the statements on behalf of Versa Lock. Consultant Di Pietro communicated that there is a lot of good detail in the Versa Lock design plans. It is recommended that the manufactured guidelines are followed very carefully throughout construction. Consultant Di Pietro thinks that the curved wall is a good idea. A question was asked if the commission can get this approved from Versa Lock for maximum requirements for pitch. The Engineer noted that this could be done through a condition. The Commission would like to know the proper grade from Versa Lock and that the wall meets their specifications. The Commission would like to get something in writing from Versa Lock. There is also a recommendation to have the site plan revised to show radius rather than two (45's) so that there is no confusion during construction. The Engineer will reach out the Versa Lock tomorrow to get a letter for the Commission. Mr. Frederico will also provide a stamped plan by next week.

The Conservation agent will begin drafting the order of conditions.

On a motion made by Noel Lioce seconded by Brian Norton, the Conservation Commission voted by roll call vote to continue the hearing to March 10, 2021 at 7:05 pm and have the order of conditions prepared pending the receipt of material.

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

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

<u>Hearing time:</u>	7:20 pm
<u>Project Description:</u>	Drainage Improvements Basin C
<u>Application Type:</u>	Notice of Intent: DEP File Number ; BWP-271
<u>Applicant:</u>	Bellingham DPW And South Venter Realty LLC, 120 Quarry Drive Milford, MA 01757
<u>Representative:</u>	Sean Malone Oak Consulting Group

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

Representative Malone provided a share screen and an update to what has happened since the last meeting. The applicant is proposing additional drainage structures in Silver Lake Road. There is a new double catch basin at the base on Candlelight Lane and Silver Lake Road which would discharge into the forebay of Basin C. There were modifications to Basin C which included cleaning out the forebay, reconstructing and lowering the forebay check dam along with reconfiguring Basin C itself to be an extended dry detention basin. There will be the incorporating a new low-flow two-inch orifice at the base. The outlet to the basin has been modified to disconnect it from the sediment trap that was installed in Silverlake Road. The basin will have its own discharge to the outlet structure on Lot 10 with two new 12-inch culverts crossing Silver Lake Road. It was explained that the Engineer has also added a catch basin immediately downstream of the double grate catch basin. This was designed to accept any overflow from high storm events and especially the 100-year storm where there may be a surcharge. The stone swales will be removed from the hill to the north and west which were installed during construction. There will be a swale added to catch any runoff prior to hitting the sidewalk area. All of the runoff will be channelized down into the sediment forebay. There will also be stone check dam every 100 ft. A recommendation was made from Consultant DiPietro to add some energy dissipation coming into the forebay. The rip-rap apron will be 10 ft wide with a flare out of 20 ft which will extend at least 5 ft. into the flat portion of the forebay. This will prevent erosion from coming down the hill. Consultant DiPietro responded that just about all of the comments from past reviews have been addressed. A question was asked if there could be some kind of terrace type drainage system. The issue with terraced systems are that these are hard to maintain and he would not recommend. Also, to accommodate the terraces, the toe of slope would need to be pulled back. There was also a question asked about what can be done with phosphorus removal. Consultant DiPietro responded that it is very hard to do anything when the site is already built. One suggestion was if any landscaped areas are upgraded there could be a requirement that phosphorous fertilizers not be used. A question was asked about the operation and maintenance plan. The DPW Director communicated that the structures and catch basins will be checked once a year and cleaned when necessary. The Engineer was asked to research if there might be some positive effect in mitigation in the upper swales using limestone. If the town will be undertaking landscaping and we can get some pollution attenuation as a result it is a benefit to the town. There could be discussion about the future landscaping in the area with the Town Planner and Conservation Agent. The Engineer asked if the Conservation Agent could send something to the Zoning Board informing them about the status of this project since they are meeting next week.

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 March 10, 2021 at 7:15 pm and the Conservation Agent will prepare a draft Order of Conditions for signature.

Roll Call Vote:

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

APPROVAL OF MINUTES:

January 13, 2021 & January 27, 2021:

On a motion made by Mike O'Herron, seconded by Arianne Barton, the Conservation Commission voted by roll call to approve the minutes from January 13, 2021 and January 27, 2021 as amended.

Roll Call Vote:

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

ADJOURN:

On a motion made by Michael O'Herron, seconded by Brian Norton, the Conservation Commission voted to adjourn the meeting at 7:49 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	aye
Noel Lioce	aye

Meeting Adjourned at 7:49 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on: 02.31.21
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)