



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

**Meeting Minutes  
Wednesday, July 7, 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  
Neal Standley, Vice Chairman  
Michael O'Herron, Member  
Brian Norton, 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:**

<b>Hearing time:</b>	7:00 pm
<b>Project Description:</b>	BVW, Perennial & Intermittent Stream, Banks to streams, Bank to pond
<b>Application Type:</b>	NOI 105-915 BWP - 286
<b>Applicant:</b>	Ron Bonvie Active Adult LLC, 23 Southport Drive, Mashpee, MA
<b>Representatives:</b>	Eric Dias, Strong Point Eng. Solutions Inc. 30 Manley St. Unit 2 W. Bridgewater, MA02379

The Applicant representatives included:

- Eric Dias (Strong Point Eng.), Brad Holmes PWS), Frank DiPietro, Matt Burns.

The Commission was informed that there was a site evaluation completed on June 24, 2021. The Commission was represented by the administrator, Chairman and Peer Reviewer. All present agreed that the flagging was in good shape but there were some additional flags needed added which will need to be delineated prior to the next meeting. There needed to be clarification on some of the buffer zone lines. There was also the evaluation of a stream on site to determine whether it was intermittent or perennial. The applicant will provide updated plans. The goal is to close the hearing at the next meeting.

Consultant Burn from BSC group agreed with the consultant synopsis of the review. There was a screen share of the plan. The consultant explained that sheet numbers C8 and C9 have a significant gap in the wetland line in the field. Flags were added to show where the stream broadens out. There were also details added to the culvert section. There should be more robust delineation near the pond. At the northwest corner of C10 there was found an unmarked small wetland. Another area noted was sheet C9 area near the 700-wetland series at which point flags were added. Sheet C-11 was also referenced. There is an upland area that needed additional bank flagging. There was a question about where the high water connects to the system. The Consultant recommends further review of where the mean high water will be. The Consultant agreed with the delineations.

A revised plan will be done to capture the additional flagging. The applicant was informed that they will have to file with MEPA. There will be a written response the stream stats review. The next step will be to get a set of revised plans. The Commission would like to issue the ORAD at the next meeting.

On a motion made by Noel Lioce, seconded by Arianne Barton, the Conservation Commission voted by roll call to continue the hearing to August 25, 2021, at 7:00 pm.

**Roll Call Vote:**

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

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

**Hearing time:** 7:45 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:** NOI

**Applicant:** Denis Fraine, Town of Bellingham, 10 Mechanic Street, Bellingham, MA 02019

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

Member Barton recused herself from hearing.

The applicant representatives included the following:

- Mike Dryden, Mark Allen, Jeff D'Arrigo (Sage Env), Frank DiPietro, Matt Burns

The Chairman opened the continued hearing.

The Consultant communicated that there were minor items left to address. There was a minor change to basin 11. There was also a change in basin 10 with the 1-foot freeboard. The O & M plan now includes the catch basin drop inlet. It was explained that one of the remaining items are the two retaining walls. This has not been addressed in the comments. The applicant communicated that this will be a typical retaining wall. The plan will be designed and provided to the building department who issues the permit. The applicant indicated that they could work with the client to determine what wall construction and material they think is appropriate for that location. This is all subject to review by the building department. Consultant Di Pietro recommended that there could be a condition that there be provided a stamped design plan subject to the final approval by the building department. The Commission agrees that this could be a special condition as part of the Order of Conditions.

It was recommended to continue the hearing to August 11, 2021 at 8:00 pm.

On a motion made by Neal Standley, seconded by Noel Lioce, the Conservation Commission voted by Roll Call to continue the hearing to August 11, 2021 at 8:00 pm.

**Roll Call Vote:**

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

**Continuation Public Hearing: Project Location: Mechanic Street & Mill Street:**

**Hearing time:** 8:15 pm

**Project Description:** Roadway, utilities, Stormwater Management for residential subdivision – Red Mill on the Charles

**Application Type:** Notice of Intent: 105 -910 DEP File Number ; BWP268

**Applicant:** Kevin Lobisser Snowflake LLC  
One Charlesview Rd  
Suite 1 Hopedale, MA 01747

**Representative:**

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

Member Barton recused self from hearing.

The Chairperson opened the public hearing for Mechanic Street and Mill Street.

The applicant representatives included the following:

- Mike Dryden, Mark Allen, Jeff D'Arrigo (Sage Env), Frank DiPietro, Matt Burns

The Commission recapped the site inspection which was competed with the applicant representatives. The visit focused on six areas. The applicant provided a screen share. The applicant communicated that there is no impact within the 100-foot inner riparian area. The vernal pool on east side will be restored. This vernal pool was destroyed by ATV's. There will be a path to access this area. The peer review will provide a written narrative on how to restore this vernal pool. There were detailed notes included on the replication area. It was recommended to do a quick inventory to know what is in the field of the proposed replication area. There was discussion about the second crossing. There will require about 16 ft. of fill to be brought in. The Chairman would like to have possible alternatives in the types of material used. There was a concern about the infiltration basin #7 and possible ledge in this area. It was suggested to do more test pits in this area. The applicant communicated that this will be a retention basin only. The Commission was informed that the Planning Board will be considering a draft decision for the August 12, 2021 meeting.

It was recommended to continue this hearing to August 11, 2021 at 8:00 pm.

**On a motion made by Brian Norton, seconded by Neal Standley, the Conservation Commission voted by Roll Call to continue the hearing to August 11, 2021 at 8:00pm.**

**Roll Call Vote:**

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

**Public Hearing: Project Location: 150 & 152 Depot Street:**

**Hearing time:** 8:15 pm

**Project Description:** 4,2000 LF BVW Confirmation

**Application Type:** Notice of Intent: 105 - DEP File Number ; BWP-297

**Applicant:** Efrem Gerszberg

2020 Industrial

777 New Durham Rd.

Suite D

Edison, NJ 08817

**Representative:**

Nicole Hayes

Goddard Consulting LLC

291 Main Street

Northboro, MA 01532

The Chairman opened the public hearing for the ANRAD at 150 and 152 Depot Street.

The applicant representative Nicole Hayes was present. A screen share was provided. The property was noted in red. The parcel 23-1 and 23 contains the Dunkin Donut warehouse building, associated parking and stormwater retention/detention basins and the surrounding un-develop land. The screen showed 4 bordering wetland systems which were delineated on site. There is an existing industrial building, and associated parking lot. The ortho photo of the site was also shown. DEP has issued only one comment in regard to an area northeast of the 400 and 500 series wetlands in which they were asking for the low point and if these were confirmed as wetlands. The applicant's wetland scientist confirmed there were no wetlands in this area. The applicant would like to set up a site walk with the commission on Saturday July 10, 2021 at 8:30 pm.

**On a motion made by Neal Standley, seconded by Brian Norton, the Conservation Commission voted by Roll Call to continue the hearing to July 28, 2021.**

**Roll Call Vote:**

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

**APPROVAL OF MINUTES:**

**May 12, 2021:**

**On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by Roll Call to approve the minutes from May 12, 2021 with revisions.**

**Roll Call Vote:**

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

**June 9, 2021:**

**On a motion made by Neal Standley, seconded by Mike O'Herron, the Conservation Commission voted by Roll Call to approve the minutes from June 9, 2021 with revisions.**

**Roll Call Vote:**

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

**ADJOURN:**

**On a motion made by Noel Lioce, seconded by Neal Standley, the Conservation Commission voted to adjourn the meeting at 8:46 pm.**

**Roll Call Vote:**

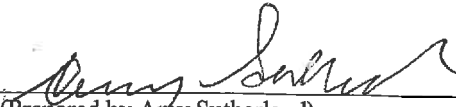
Michael O'Herron, Member	aye
Neal Standley, Vice Chairman	aye
Brian Norton, Member	aye
Arianne Barton, Member	aye
Noel Lioce, Member	aye

Meeting Adjourned at 8:46 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Minutes Approved on: 8-23-21  
(Date)

  
(Prepared by Amy Sutherland)