



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

**Meeting Minutes
Wednesday, June 23, 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
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

Public Hearing: Project Location: 30 Locust Street:

<u>Hearing time:</u>	7:00 pm
<u>Project Description:</u>	Bungay Brook Estates – 110 Townhouse in 36 buildings, stormwater management
<u>Application Type:</u>	NOI 105 BWP - 296
<u>Applicant:</u>	Steven Venincasa, Elite Home Builders LLC, PO Box 1205 Westborough, MA 01581
<u>Representatives:</u>	James Almonte Land Design Collaborative, 45 Lyman St., Suite 1, Westborough, MA 01581

The Chairman opened the hearing for 30 Locust Street.

The applicant representative James Almonte was present from Land Design Collaborative.

Mr. Almonte provided an update on what has transpired since the last meeting. There was a site walk and wetland specialist for the applicant was present along with members of the Commission. The Commission was in agreement with the delineation of the wetland. There was some erosion in one area along the D series wetland flags (northern property line). There were also some spoil piles in that location. The owner was aware of those issues and indicated that he would address the issues. The applicant is waiting for the peer review report. The applicant informed the Commission that they were going to have a meeting with the Planning Board, but the applicant will be continuing the hearing to July 8, 2021 since the peer report has not been provided. The main focus for that evening will be traffic. The goal is to have addressed the Conservation Commission peer review comments by the August meeting.

The items discussed on the site walk/plan included:

- There were two potential vernal pools identified. The applicant will need to work with their wetland consultant to further identify the vernal pools since those will require the proper setbacks.
- The Commission will require signage for the vernal pools & possible barriers.
- The location of the dog park is a concern since it is near a resource area and close to one of the vernal pools. The applicant's wetland representative in the field agreed with the commission that there could be a better location. The Commission is concerned about it being upgradient from resource areas. The maintenance of area and potential for feces contamination to resource areas is a concern. The dog park will need to be relocated.

The applicant provided a share screen of the area.

The Commission was informed that the irrigation pond has an impervious liner which will remain in place. The interpretation of the Planning Board is that this would be removed. The Commission would like clarification on this.

Abutter, Brian Rhodes had a question about the plan page C100. Specifically, the northeast corner where the parking lot is located outside the 100 ft. buffer and the handicap spot which is touching the 50 ft. buffer. The concern is adding an impervious parking lot that close to the wetland which is behind his house. He asked if the Commission would consider putting the parking lot to the left of the foundation to get the parking lot out of the 100 ft. buffer. He also noted there is a car in the pond behind his house along with car tires. It was explained by the applicant representative that the parking lot will be at its location and not any closer to the wetland.

There will be vegetative screening in this area along the property and planting a row of arborvitaes. The trash removal location would be near the maintenance area. The existing conditions plan was shown. It was explained that there is a curve in the road since there were large trees in the noted location that they would like to save. There is an access drive between the mature vegetation and the pond. The septic for the house is also in this location. The Commission would like the radius in this area tightened up which would allow the parking area to be shifted further away from the resource area.

Abutter Wade communicated his concern about the snow storage area and the salt and possible fuels which could run into the wetland resource area. It was communicated that there will be fencing around this area with clear demarcation.

The Chairman recommends continuation to August 11, 2021 at 7:30 pm

On a motion made by Arianne Barton, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing to August 11, 2021, at 7:30 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: 455 Hartford Avenue:

Hearing time: 7:30 pm

Project Description: 9 Unit Commercial Bldg. Stormwater Mgt.; Septic System

Application Type: NOI

Applicant: Moshe Attias, Darn Properties LLC, 7 Madden Avenue, Milford, MA 01757

Representatives: Mitch Maslanka, Goddard Consulting LLC, 291 Main Street, Suite 8, Northborough, MA 01532

The Chairman opened the continued hearing for 455 Hartford Avenue.

Representative Mitch Maslanka from Goddard Consulting was present representing the applicant, Moshe Attias. The Engineer on the project is Robert Duff.

The applicant provided a share screen.

It was discussed moving the infiltration areas outside the 50 ft. buffer. Representative Duff explained the revised site plan. The building size has not changed and there continues to be nine units. The building was moved back about 15 ft. from the street to have the basin in the front to meet the setback requirements. The erosion control plan was shown with barriers around all the disturbed areas along with the construction entrance. The project will be fenced during construction. There is an on-site septic system which has been approved by the Board of Health. The parking spaces have been reduced from 53 to 44. The layout and grading plan was shown. The stormwater report was revised and is appearing to meet the post run off calculations. The basin locations are the same. The peer review has not been received. The applicant communicated that the test pits were done last Thursday and witnessed by Board of Health Representative Bruce Wilson. The revision date is noted

on Sheet #9 . The plan set is dated June 10, 2021. The Agent noted that the test pits were done June 17, 2021. The date on the plan needs to be clarified. The mottles were identified at 24 inches as noted on the plan. It was recommended to have the test pit information as an addendum on the plan on sheet #9. There will need to be a mounding analysis done. A question was asked about the car bays and used car activities (ex. tire changing, radio installation, oil changes, etc.) The parking area is to be used daily by customers and there will be no overnight storage of vehicles. There is a concern about the back for those parking areas which could do repair and have potential fluids going into the resource area. A question was asked about what is keeping tires/vehicles/debris from being dumped into the resource area. There will be a fence in the rear of property. There is no fence at the west of the property but instead a berm. The back right of the property is where the dumpsters will be located. A question was asked if there is leakage from the dumpsters will this go into the resource area. The applicant communicated that the dumpsters will be enclosed. The applicant is proposing concrete pad for dumpsters which will be at the high point of the site. There would not be a direct discharge into the resource area if there were a leak. There is an option to enclose the dumpster concrete pad. The fence in the back will be a 4ft stockage fence. There needs to be clarification on the designated snow area. The snow may need to be taken off site. The peer reviewer will also need to look at this. The applicant communicated that some of the parking spaces could be snow storage. The applicant is in front of Planning Board tomorrow night. A recommendation was made to continue the hearing until the peer review report is provided.

On a motion made by Mike O'Herron, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to July 28, 2021 at 7:30 pm.

Roll Call Vote:

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

CERTIFICATE OF COMPLIANCE:

41 Irving Street:

The Conservation Agent recommends the issuance of the Certificate of Compliance for Irving Street.

On a motion made by Mike O'Herron, seconded by Arianne Barton, the Conservation Commission voted by roll call to issue the Certificate of Compliance for Irving Street.

Roll Call Vote:

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

19 Pelletier Dr:

The Conservation Agent recommends the issuance of the Certificate of Compliance for 19 Pelletier Drive.

On a motion made by Mike O'Herron, seconded by Noel Lioce, the Conservation Commission voted by roll call vote to issue a Certificate of Compliance for 19 Pelletier Drive.

Roll Call Vote:

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

OTHER BUSINESS:

- The Commission will hold a site visit at Paine Street on June 24, 2021.

APPROVAL OF MINUTES:

- The minutes from the last meeting will be approved at the next meeting.

ADJOURN:

On a motion made by Noel Lioce, seconded by Mike O'Herron, the Conservation Commission voted to adjourn the meeting at 8:30 pm.

Roll Call Vote:

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

Meeting Adjourned at 8:30 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on: 8.23.21
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)