



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

**Meeting Minutes
Wednesday, June 9, 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 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

Continuation Public Hearing: Project Location: 180 Paine Street:

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| <u>Hearing time:</u> | 7:00 pm |
| <u>Project Description:</u> | BVW, Perennial & Intermittent Stream, Banks to streams, Bank to pond |
| <u>Application Type:</u> | NOI 105-915 BWP - 286 |
| <u>Applicant:</u> | Ron Bonvie Active Adult LLC, 23 Southport Drive, Mashpee, MA |
| <u>Representatives:</u> | 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 Burne.

Matt Burne communicated that BSC Group received the signed proposal on May 21st and set a site walk for June 1st. He has performed a complete field review and stated that the wetland flagging was good overall. He questioned the location of flood plain and suggested that some areas to look at again on a follow up site walk would be the two potential vernal pool areas. In addition, he requested a draft overview of the Phase 1 development plan that could be used to reference locations of potential impacts. For instance, a building on the very edge of the project site could be impacting the buffer zone to a resource area that is not included in the ANRAD filing. Matt recommended that the applicant also run and submit a Stream Stats report on the intermittent stream on site. Matt stated that he would be submitting his report on his findings.

Commission members gave permission for Anne Matthews and Cliff Matthews to represent the Commission on a follow up site walk scheduled for Thursday, June 24, 2021, at 9:00 AM at which time they would review Matt Burnes' findings. Eric Dias said that he would provide that Phase I draft plan and the Stream Stats Report to the Commission before the follow up site walk.

On a motion made by Michael O'Herron, seconded by Arianne Barton, the Conservation Commission voted to continue the hearing for 180 Paine Street to July 7, 2021 at 7:00 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: Hixon Street:

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| <u>Hearing time:</u> | 7:10 pm |
| <u>Project Description:</u> | Hartford Village II – Stormwater Mgt System for multi-family residential development |
| <u>Application Type:</u> | NOI 105 BWP - 292 |
| <u>Applicant:</u> | K & S Realty Trust , One Stallbrook Road, Milford, MA 01757 |
| <u>Representatives:</u> | Jude Gauvin, Andrews Survey & Engineering, 104 Mendon Street Uxbridge, MA 01569 |

The applicant has requested a continuation to July due to the volume of information that has been requested.

On a motion made by Michael O'Herron, seconded by Neal Standley, the Conservation Commission voted to continue the hearing for Hixon Street to July 28, 2021 at 7:00 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: 455 Hartford Avenue:

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| <u>Hearing time:</u> | 7:40 pm |
| <u>Project Description:</u> | 9 Unit Commercial Bldg. Stormwater Mgt.; Septic System |
| <u>Application Type:</u> | NOI |
| <u>Applicant:</u> | Moshe Attias, Darn Properties LLC, 7 Madden Avenue, Milford, MA 01757 |
| <u>Representatives:</u> | Mitch Maslanka, Goddard Consulting LLC, 291 Main Street, Suite 8, Northborough, MA 01532 |

The Commission was informed that the applicant has requested a continuation to the June 23, 2021 meeting. Revised plans and documents will be delivered to the Conservation Office by June 15th for distribution.

On a motion made by Michael O'Herron, seconded by Arianne Barton, the Conservation Commission voted to continue the hearing for 455 Hartford Ave. to June 23, 2021 at 7:30 pm.

Roll Call Vote:

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

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

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|------------------------------------|---|
| <u>Hearing time:</u> | 7:45 pm |
| <u>Project Description:</u> | construction of a new access road, improvements to existing roadways, construction of stormwater management facilities, utility improvements including pump station |
| <u>Application Type:</u> | NOI |
| <u>Applicant:</u> | Denis Fraine, Town of Bellingham, 10 Mechanic Street, Bellingham, MA 02019 |
| <u>Representatives:</u> | 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 Burne

The Chairman opened the continued hearing.

The Commission discussed the following items with the applicant and recommended the following be included on a new revised plan set.

- Sheet 4 or 12 – A retaining wall is noted but no details were provided.
- Proposed elevations of the wall are 260 to 270/272 suggesting a 10 -12-foot-high wall. Details should be added to the Detail Sheets including length, height, weep holes and any notations including "design by others" notation and/or requirements for structural engineering oversight.
- The small catch basin should be included in the O & M Plan. Frank DiPietro suggested that a drop inlet could be used.
- The proposed 400 sf replication area location and detail were discussed and accepted.
- Frank DiPietro stated that Basin 10 needs 1/10" grade change to meet the 1-foot freeboard.
- Basin 11 also needs to meet the 1' freeboard. The applicant indicated that these were minor grading changes and easily accomplished.
- Sheet 5 – After discussing the possibility of using a wingwall at the outlet, all agreed that the area was flat and that a wingwall would not be required.
- Revising the O & M Plan was reiterated.

On a motion made by Neal Standley, seconded by Brian Norton, the Conservation Commission voted by roll call vote to continue the hearing to July 7, 2021, at 7:30 pm.

Roll Call Vote:

| | |
|---------------------------------|-----|
| Neal Standley, Vice Chairperson | aye |
| Michael O'Herron, Member | aye |
| Brian Norton, 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 Burne

The applicant provided a share screen. The Commission members saw that 46,880 sf of impacts in the No Alteration Area were noted and that 14,500 square feet of mitigation were proposed. The Commission questioned where the other 32,000 sf balance of impacts were accounted for. The Riverfront enrichment area was quantified as 13,000 sf. The board was confused by the numbers and asked for clarification.

BSC noted that a revised Alternatives Analysis should be submitted by the applicant. It should specifically address all impacts and alternatives to the Riverfront Area. An example was given as the IB4 basin that is located in the Inner Riparian Zone. Can this basin, road or lots be shifted to move IB4 out of the Inner RZ? BSC suggested that a revised Project Narrative would also be recommended in order to clarify some of these questions. Mike Dryden stated that there may be a possibility of moving the small trapezoidal area of IB4 out of the Inner RA but that the reason it was placed there was to save trees by locating it in the degraded Riverfront Area. The Commission would like to see these areas in the field while on a site visit. Other basins that were questioned included IB2 and IB5. These were noted on the revised BSC comment letter.

The Commission would like to do a site walk on Wednesday, June 16th at 5:00 PM. Neal Standley, Mike O'Herron, Noel Lioce, Brian Norton, Cliff Matthews, Anne Matthews, Jeff D'Arrigo and Matt Burne are all available to attend the site walk. The Commission requested that replication areas, IB4, stream crossings area and the Riverfront Enhancement Areas all be staked in the field for inspection. In the meantime, the applicant will respond to the June 1, 2021, BSC peer review comments. It was recommended that the hearing be continued to July 7, 2021, at 7:30.

On a motion made by Michael O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to continue the hearing to July 7, 2021 at 7:30 pm.

Roll Call Vote:

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

Member Barton returned to take part in the meeting.

Certificate of Compliance Request:

The Commission is in receipt of a Certificate of Compliance for 105-190/Lot A Pine Street and also 105-101/Lot B Pine Street.

On a motion made by Michael O'Herron, seconded by Arianne Barton, the Conservation Commission voted by roll call to issue the Certificate of Compliance for 105-190/Lot A Pine Street and also 105-101/Lot B Pine Street.

Roll Call Vote:

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

Other Business:

- The following members, Michael O'Herron, Neal Standley, Brian Norton and Noel Lioce will be available to sign documents on Saturday, June 12 at 9:00 AM.

Meeting Change:

The Commission voted to cancel their meeting on July 14, 2021 and hold their first meeting of the month on July 7, 2021. Michael O'Herron, Neal Standley, Cliff Matthews, Noel Lioce and Arianne Barton were all available that evening.

On a motion made by Michael O'Herron, seconded by Arianne Barton, the Conservation Commission voted by roll call to cancel their July 14, 2021 meeting and will hold their monthly meeting on July 7, 2021.

Roll Call Vote:

| | |
|---------------------------------|-----|
| Neal Standley, Vice Chairperson | aye |
| Michael O'Herron, Member | aye |
| Brian Norton, Member | aye |

Arianne Barton
Noel Lioce

aye
aye

ADJOURN:

On a motion made by Noel Lioce, seconded by Mike O'Herron, the Conservation Commission voted to adjourn the meeting at 9:15 pm.

Roll Call Vote:

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

aye
aye
aye
aye
aye

Meeting Adjourned at 9:15 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on:

July 8, 2021
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)