



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

**Meeting Minutes
Wednesday, November 10, 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, Member
Brian Norton, Member
Mike O'Herron, Member
Noel Lioce, Member

Conservation Agent, Anne Matthews

Other Officials:

Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

Continued Public Hearing: Project Location: 30 Locust Street:

Hearing time: 7:00 pm

Project Description: Bungay Brook Estates – 110 Townhouse in 36 buildings, stormwater management

Application Type: NOI 105 BWP - 296

Applicant: Steven Venincasa, Elite Home Builders LLC, PO Box 1205 Westborough, MA 01581

Representatives: James Almonte Land Design Collaborative, 45 Lyman St., Suite 1, Westborough, MA 01581

The Chairman opened the hearing for 30 Locust Street.

The Commission was made aware that there are a few outstanding items from a previous project entitled, "Pine Hollow Condominiums", which was permitted to this applicant. One of those items includes the Conservation Restriction along with the establishment of the 6-inch freeboard under the fence.

The Commission is in receipt of the letter from BSC dated October 24, 2021.

This letter was reviewed by the Commission, and it is recommended that the roof leader be installed as a requirement of the Stormwater Management Standards.

Consultant DiPietro commented that a majority of the responses in report refer the waivers which need to be submitted so that the Planning Board and the Conservation Commission can consider these. The Commission may consider requiring at least one test pit and a deep observation hole to be undertaken within each proposed infiltration basin prior to commencement of construction. There was evidence presented that in one of the test pits, there was found a layer of fine material which was perching ground water. The Chairman noted that one of the requirements prior to issuance of the Order of Conditions will be that there is at least one test pit in each one of the stormwater management structures. The applicant is fine with this requirement.

The applicant further explained that they are in the process of revising the plans to present to both the Conservation and the Planning Board which will address the comments from the peer review letter.

The applicant did communicate that they have not seen anything in the regulations which require that the roof leaders be connected to any kind of subsurface stormwater recharge system. There is also nothing in State law Regulations. The entire sites run off pavement and rooftop run off will make its way to one of the stormwater recharge areas of the infiltration systems or infiltrate as sheet flow and DEP does not require roof top leaders The applicant is not submitting a waiver needed for this. The Chairman responded that they would look at the standards.

The Consultant communicated that the plan is missing information about the proposed stormwater management system. There are no calculations provided in the revised Stormwater Management report to confirm that the flow to each of the CDS 205-4C units are no more than 2.0 cfs which the manufacturer indicates these are designed to handle. The applicant will demonstrate that the average flow rates and will document. BSC has also noted that a waiver is needed to utilize a 3:1 slope for the proposed infiltration basins. The applicant communicated that the plan would have a 4:1 slope or flatter and this detail has been revised. The Commission also discussed at their last meeting that there should be fencing around the infiltration basins and that there is no direct access for the maintenance of these basins. The Commission is concerned about dumping in this area. The posting of signage is recommended. The next item discussed was the proposed cross-sections for the interior roadways which do not include sidewalks and has minimal lane widths to reduce pavement. There continues to be a concern that the shared pedestrian/bike path will not be sufficient especially if visitors have cars parked on the street or if there is build-up of snow. This is really a Planning Board issue, but the concern is noted. The recently revised plan does have a vegetative screening which will be installed and maintained along the northern side of the parking lot for the clubhouse. The Consultant reiterated that the emergency access be closely coordinated with the Town's first responders. The dog park which has been removed from the plan. There was discussion that the proposed onsite sanitary sewer pump station and offsite sanitary sewer plan be put in place prior to future action of the Planning Board and Conservation Commission. Director Don DiMartino provided an email about this dated October 14 and 22, 2021. The Commission would like the applicant to re-run their 25-design storm with frozen ground evaluation assuming only the basin has frozen ground when it receives the total stormwater runoff from the contributing drainage area which has normal ground conditions. The applicant did explain to the Commission that there was a request to use the Cornell method. The calculations have been resubmitted to the Consultant using this method. The Commission was also informed that the riparian area which was misrepresented has been fixed and updated on the plan and Form 3 will be updated. The Commission next discussed the detention irrigation pond. This has been determined to not be a resource area.

The applicant will provide the most recent revisions to both the Consultant and Commission and would like to be on the December 8, 2021 agenda.

On a motion made by Neal Standley, seconded by Michael O'Herron, the Conservation Commission voted by roll call to continue the hearing to December 8, 2021 at 7:30 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: 161, 163, 167 Mechanic Street- Roadway

Improvements:

Hearing time: 7:30 pm

Project Description: Roadway drainage improvements for Curtis Apartments

Application Type: NOI

Applicant: Russell Dion Campanelli Drive, Braintree, MA 02184

Representatives: Keith Lincoln, Chappell Eng. Assoc. LLC, 201 Boston Post Rd, W. Suite 101, Marlboro, MA 01752

The Chairman opened the hearing for 161, 163, 167 Mechanic Street.

Representative Keith Lincoln was present during the zoom call. Mr. Lincoln explained that there was a camera installed in the pipe. The results of the data have not been received. It is his request to continue the hearing to the next hearing with the hopes that this information will be provided.

On a motion made by Neal Standley, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to December 8, 2021 at 7:50 pm.

Roll Call Vote:

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

Continuation Public Hearing: Project Location: South Main Street & Center Street:

Hearing time: 7:45pm

Project Description: widening of pavement installation of retaining wall and 5' sidewalk, utility adjustments 10' BVW impacts.

Application Type: NOI

Applicant: South Center Realty LLC, 120 Quarry Drive, Milford, MA 01757

Representatives: Kendra Santamaria, Guerriere & Halnon, Inc. PO Box 235, Milford, MA 01757

The Chairman opened the hearing.

Guerriere and Halnon Representative was present for the zoom meeting. The representative explained that after the site walk with the Commission there were some revisions which needed to be made to the plan which includes having a proprietary separator installed. This was shown on the screen share. There was also added a double grate catch basin on the proprietary separator. The drainage will run from Center Street and South Main Street through the proprietary separator prior to discharging to the wetland and vernal pool. Goddard Engineering has prepared the written procedure for removing the sand. The erosion control was noted on the plan. The existing headwall will be removed as part of the project. The sand in this area will be removed by hand in accordance with Goddard's procedures. A question was asked about the graph for the estimated solid suspended reduction and when this data collection was done. The Engineer did not know the answer to this but will research this report back to the Commission.

DPW Director Don Martino was present during the zoom call and was fine with what was presented.

The Chairman recommended that the hearing be continued, and the Conservation Agent will begin drafting the Order of Conditions.

On a motion made by Noel Lioce, seconded by Michael O'Herron, the Conservation Commission voted by roll call to continue the hearing to December 8, 2021 at 8:10 pm.

Roll Call Vote:

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

OTHER BUSINESS:

Certificate of Compliance:

The Conservation Agent recommends the signing of the Certificate of Compliance for 85 Lakeshore Drive.

ADJOURN:

On a motion made by Michael O'Herron, seconded by Neal Standley, the Conservation Commission voted to adjourn the meeting at 8:00 pm.

Roll Call Vote:

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

Meeting Adjourned at 8:15 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Minutes Approved on: 1.12.22
(Date)


(Prepared by Amy Sutherland)