



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

**Meeting Minutes  
Wednesday, October 13, 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  
Brian Norton, Member  
Mike O'Herron, Member  
Noel Lioce, Member  
Arianne Barton, Member

**Other Officials:**

Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

**Continued Public Hearing: Project Location: 30 Locust Street:**

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

The Chairman opened the hearing for 30 Locust Street.

Land Design Collaborative Representative James Almonte was present.

The Commission was informed that the peer review comments from BSC have not been received.

The applicant explained that they have made changes to the plan based on the first peer review. The revisions were to the stormwater and the reconfiguring of the basins based on collected data. The applicant provided a share screen. It was explained that the storm events numbers were rerun using the Cornell method. Those revised numbers have been included in the stormwater management system. The grading has been revised to show all activity is out of the 50 ft. buffer. There was the combining of two basins into one large basin. The overflow spillways have been verified. The plan now also includes the adding of pretreatment at the inlet points. There is also the inclusion of infiltration trenches being stone at the bottom of basins to facilitate infiltration.

A question was asked if all units will have roof infiltration based on the requirement noted by the bylaw. The applicant will need to seek a waiver from this.

The applicant also explained that there has been the elimination of all work within the 50 ft buffer. There will be erosion control within the 50 ft. although in some cases netting used for the golf course will be removed. There are no new structures within 100 ft. of wetlands and no work within the riverfront area. The density of units has been reduced. The location of the parking lot is being pulled back 10 ft. which allows for the elimination of the grading within the 50 ft. buffer zone. This was

referenced on the plan. There will be landscaping with arborvitae in the parking lot area with the inclusion of shade trees. The radius to access drive was shifted as requested by the Commission.

Consultant Di Pietro commented that it that along the edge of adjacent property there has been created a slight berm or area of fill along the edge which extends to the parking lot. Spot grading will be needed in this location. This was noted on contour 226. The applicant also explained that they have addressed comments from the abutter to the west by adding 30% more plantings. The applicant also explained that the deal with the church has been finalized so the project will hook up to sewer. The proposed dog park has been removed from the plan completely. The slopes of the trails have also been softened. The Commission has been provided with a site demolition and site prep plan. The Open Space area is greater than 80%. The graphic of the Open Space was shown. The snow storage areas were shown. Consultant DiPietro commented that these areas seem relatively small. There was discussion about fencing around the basins and that there is not a need for them. The Planning Board did indicate at their meeting that they would prefer fencing around the basins.

Consultant DiPietro will provide a letter prior to the next meeting.

**On a motion made by Neal Standley, seconded by Mike O'Herron, the Commission voted unanimously by Roll Call vote to continue the hearing for 30 Locust Street to November 10, 2021 at 7:00 pm .**

**Roll Call Vote:**

Michael O'Herron, Member	aye
Neal Standley, Vice Chairperson	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:** 8:00 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

Member Barton recused herself from hearing.

The Chairman opened the continued hearing.

The Commission was in receipt of the Order of Conditions for 6 North Main Street, Mill Street, & Common Street.

**On a motion made by Mike O'Herron, seconded by Neal Standley, the Conservation Commission voted by roll call to close the hearing, sign, and issue the Order of Conditions as prepared.**

**Roll Call Vote:**

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

**Continuation Public Hearing: Project Location: Mechanic Street & Mill Street:****Hearing time:** 8:00 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 herself from hearing.

The Chairman opened the continued hearing.

The Commission was in receipt of the Order of Conditions for Mechanic and Mill Street.

On a motion made by Noel Lioce, seconded by Brian Norton, the Conservation Commission voted by roll call to close the hearing, sign, and issue the Order of Conditions as prepared.

**Roll Call Vote:**

Michael O'Herron, Member aye

Neal Standley, Vice Chairperson aye

Brian Norton, Member aye

Arianne Barton, Member aye

Noel Lioce, Member aye

The applicant was informed about the ATV traffic at the site. A request was made to remove the pallet bridge which was created. The applicant will investigate this but thinks it is beyond their property.

**Continuation Public Hearing: Project Location: South Main Street Corridor Improvements:****Hearing time:** 8:15 pm**Project Description:** Roadway widening & drainage**Application Type:** NOI**Applicant:** Don DiMartino, DPW Director, 26 Blackstone Street, Bellingham, MA 02019**Representatives:** John Morgan, CHA Consulting Inc. 141 Longwater Drive, Suite 104 Norwell, MA 02161

The Chairman opened the public hearing for South Main Street Corridor Improvements.

The applicant has requested a continuation.

On a motion made by Noel Lioce, seconded by Mike O'Herron, the Conservation Commission voted by roll call to continue the hearing for South Main Street corridor improvements to October 27, 2021 at 7:35 pm.

**Roll Call Vote:**

Michael O'Herron, Member aye

Neal Standley, Vice Chairperson aye

Brian Norton, Member aye

Arianne Barton, 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. The hearing notice was read.

The applicant representative John Morgan was present along with Andres Valcavictz.

The share screen was provided. It was explained that there were some addition revisions from the last meeting to the stormwater design. This included adding two hydrodynamic separators, one at the southern outlet and another to an outlet to an existing stream/culvert at the Wegner property. There was also the additional of a plunge pool at the request of the commission. The infiltration basin will be a low impact development rain garden. There is also a planting scheme which was provided for the basin. This was reviewed. This is proposed as a bioretention basin. The school also wanted additional plantings to shield the sediment forebay. The types of plants were noted on the plan. There was a question about the bottom of the basin which will be 30 ft away from the foundation of the school. The basin will be lined with bioretention filter. There was a question if the species will survive if sitting in water. The plants were specifically chosen for this area and are appropriate. There was no evaluation of vapor intrusion going into the building. This project is exempt from the local bylaw since it is a DPW project. It was noted that something can be put in the special order of conditions about the replacement of plants if they die. The revised Operation and Maintenance plan was also provided.

The Chairman communicated that the Order of Conditions will be drafted for the next meeting.

**On a motion made by Arianne Barton, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to October 27, 2021 at 7:30 pm.**

**Roll Call Vote:**

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

**Public Hearing: Project Location: 0 & 186 Maple Street:**

<b><u>Hearing time:</u></b>	8:30 pm
<b><u>Project Description:</u></b>	Mowing and Veg. Mgt. in BZ (ROW) for structure replacement activities
<b><u>Application Type:</u></b>	RDA
<b><u>Applicant:</u></b>	New England Power Company, 40 Sylvan Road Waltham
<b><u>Representatives:</u></b>	Paul Martin, BSC Group, Inc. 33 Waldo Street, Worcester, MA 01608

The Chairman opened the hearing.

BSC Representative Allison Millman provided a share screen of the site plan. The plan shown indicated the locally regulated buffer zones with associated boarding vegetative wetlands. This is for C129 replacement of transmission line poles located off of Maple Street in an existing transmission line right of way. The activities proposed are for the replacement of one structure (431). The structure is located outside of jurisdictional wetland resource protection act. This application is regulated under the local bylaw only. The work area was shown in the share screen. The area will be temporarily impacted by mowing activities. The access will be from an existing gate. The work would done before the winter months.

The Commission noted that this is a very straight forward application.

**On a motion made by Michael O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to close the hearing and issue a negative determination of applicability.**

**Roll Call Vote:**

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

Noel Lioce, Member

aye

**Public Hearing: Project Location: 148 Depot Street – Notice of Intent:****Hearing time:** 8:05pm**Project Description:** 79,500 sf industrial bldg. & 50,250 sf industrial bld utilities, stormwater mgt systems, septic systems**Application Type:** NOI**Applicant:** Efrem Gerszberg, 2020 Acquisitions 777 New Durham Rd, Suite D Edison, NJ 08817**Representatives:** Paul Martin, BSC Group, Inc. 33 Waldo Street, Worcester, MA 01608

The Chairman opened the public hearing for 148 Depot Street.

The Commission was informed that the applicant has requested that the application be withdrawn without prejudice and that the local application fees be waived and returned.

There was a comment from the public Rich Kennison about the work in the woods behind Best Buy. This was noted at the Planning Board meeting that there was a water table survey with an excavator at the back of the site. The Lady Slippers were disrupted, and trees were taken down. The Chairman communicated that Lady Slippers are not endangered and that activity associated with information necessary to an application is permissible.

The Commission noted that there was no work done in the jurisdictional area.

**Public Hearing: Project Location: 31 Archer Street – Notice of Intent:****Hearing time:** 9:20 pm**Project Description:** Septic System Repair**Application Type:** NOI**Applicant:** Peter Lemon, 31 Archer Street, Bellingham Street 02019**Representatives:** Karen Keegan, Allen Engineering Associates, 1 Charlesview Road, Hopedale, MA 01747

The Chairman opened the hearing for 31 Archer Street.

The applicant representative Karen Keegan communicated that there has been no DEP number issued.

The project is for a septic system repair at 31 Archer Street within the 100 ft. buffer. This is for a three-bedroom home with an existing cesspool. The leech field will be located on the left of the house. The septic tank will be located directly behind the house. The edge of wetlands is 96 ft. from the proposed new septic system. The limit of work is 70 feet from the edge of the wetlands. There will be no trees removed on site. This has been approved by the Board of Health.

There was a share screen shown of the site.

The Chairman and agent did a site visit. The Commission noticed that there has been dumping on this site in three areas. Those areas were noted on the plan. The Commission would like this cleaned out and removed by hand to have a minimum disturbance. There will be posts with badges put on the back of the site to inform about no dumping. This will be located where the lawn ended.

On a motion made by Michael O'Herron, seconded by Neal Standley, the Conservation Commission voted by roll call to continue the hearing to October 27, 2021 at 8:05 pm.

**Roll Call Vote:**

Michael O'Herron, Member aye

Neal Standley, Vice Chairperson aye

Brian Norton, Member aye

Arianne Barton, Member aye

Noel Lioce, Member aye

**Public Hearing: Project Location: 63 Box Pond Drive – Notice of Intent:****Hearing time:** 9:40 pm**Project Description:** Construction of a sfd on the same footprint as dwelling destroyed by fire including select tree removal and trimming.**Application Type:** NOI**Applicant:** Michael Savard, Lakeview Construction and Remodeling, 31 Bellingham Road, Blackstone, MA 01504**Representatives:** Marc Bergeron, 69 Rocco Drive, Blackstone, MA 01504

The Chairman opened the hearing for 63 Box Pond Rd.

The applicant representative Marc Bergeron was present. A site plan was shown be share screen. This is for the reconstruction of a previously existing single-family dwelling and deck on the same footprint and foundation. This was destroyed by a fire. It was determined a total loss. The owner did not have the means of rebuilding, so this was put on MLS and Mr. Savard purchased and removed the sheds on site near the water and outbuilding. The site is ready for a foundation. The applicant wants to take some trees down (4 pines) and limb some of the oak trees. The property is overgrown. There is already installed an erosion control barrier. There will be a new silt fence installed.

The Chairman and agent did a site visit. The wetland line is the bank to the pond. It was suggested supplemental planting where the trees will be removed possibly high bush blueberries in the corner of property. The applicant is in agreement with planting 4 or 5 bushes. The septic for this was permitted a few years back. The applicant noted that there will be another title 5 done on this site since it will be sold. The Commission is waiting on the file number.

The Chairman recommended continuing the hearing to allow time for the DEP file number and also to draft the OOC.

**On a motion made by Brian Norton, seconded by Michael O'Herron, the Conservation Commission voted by roll call to continue the hearing to October 27, 2021 at 8:15 pm.**

**Roll Call Vote:**

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

**APPROVAL OF MINUTES:****September 8, 2021:**

**On a motion made by Noel Lioce, seconded by Brian Norton, the Conservation Commission voted by roll call to accept the minutes from September 8, 2021 as revised.**

**Roll Call Vote:**

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

**ADJOURN:**

**On a motion made by Neal Standley, seconded by Arianne Barton, the Conservation Commission voted to adjourn the meeting at 9:28 pm.**

**Roll Call Vote:**

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

Arianne Barton, Member  
Noel Lioce, Member

aye  
aye

Meeting Adjourned at 9:28 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Minutes Approved on: 10.27.21  
(Date)

  
(Prepared by Amy Sutherland)