



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

**Meeting Minutes  
Wednesday, September 8, 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  
Neal Standley, Member  
Noel Lioce, Member  
Arianne Barton, Member

**Other Officials:**

Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

**Continuation Public Hearing: Project Location: Hixon Street (Hartford Village II):**

**Hearing time:** 7:00 pm

**Project Description:** Hartford Village II -Stormwater Management System for multi-family residential development

**Application Type:** NOI 105-923 BWP - 292

**Applicant:** K & S Realty Trust, One Stallbrook Road, Milford, MA 01757

**Representatives:** Jude Gauvin, Andrews Survey & Eng, 104 Mendon Street, Uxbridge, MA 01569

The Chairman opened the hearing for Hixon Street.

Consultant DiPietro was present at the meeting.

The Commission reviewed the Consultant letter dated September 3, 2021. All of the comments have been addressed. BSC reviewed the TSS removal calculations and found these to be consistent with the requirements of the DEP Stormwater Regulations. The hydraulic calculations for the basin assumed no infiltration would occur within the basin. BSC would recommend that the Commission consider requiring an ongoing operations and maintenance program be implemented for this basin. Another suggestion is to inspect the status of the berm, especially the emergency spillway and low areas along the top and on the downstream side of the berm for any signs of erosion and /or areas of sparse or bare vegetative cover. There were comments about the "gabion wall". The understanding is that it divides the infiltration area from the detention area within the basin. BSC noted in letter that the current hydraulic calculations do not consider any infiltration within the basin. The Consultant letter also noted that the "retaining wall" consists of a series of boulders placed along a portion of the slope at the bottom of the basin. The peak outlet flows from the basin using the updated hydraulic outlet model provide a reduction in discharges from the basin for all modeled storm events. The applicant communicated that there will be a Homeowner's Association on site.

**On a motion made by Michael O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to continue the hearing to September 22, 2021, at 7:10 pm and a decision will be drafted.**

**Roll Call Vote:**

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

**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.

The applicant has requested a continuation to the next meeting to address the recently received review letter.

Abutter Brian Rhodes was present during the zoom. He wanted to know if there will be erosion measures put in place prior to construction. He referenced the north side of the parking lot. Through the Planning Board meetings, he requested some form of privacy fence (evergreens) on the other side of his pond. The Chairman responded that there will be language in the special conditions about the replication and enhancements which will be done prior to the construction of the buildings.

**On a motion made by Neal Standley, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to October 13, 2021, at 7:00 pm.**

**Roll Call Vote:**

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

**Information Meeting: Project Location: Shoppes at Bellingham:**

<b><u>Hearing time:</u></b>	7:35 pm
<b><u>Project Description:</u></b>	The Shoppes at Bellingham
<b><u>Application Type:</u></b>	Extension of Order of Conditions
<b><u>Applicant:</u></b>	Jeff Curley, WS Development, 33 Boylston Street, Chestnut Hill, MA 01581
<b><u>Representatives:</u></b>	James Almonte Land Design Collaborative, 45 Lyman St., Suite 1, Westborough, MA 01581

WS Development, Jeff Curley was present seeking an extension of the Order of Conditions for one year. The applicant submitted a cover letter to explain the circumstances for seeking the extension. The applicant communicated that there has been movement at the State level with the grant application. The applicant needs to further define a scope of the off-site roadway improvements. The mitigation scope is currently being reviewed. There will be substantial changes to the project which will incorporate less wetland impact. The Commission expressed concern that they have received no new information on the status of this project. The Chairman noted that the last extension was contingent upon supplying updated information to the Commission. The OOC as issued is for the access roadway off of North Main Street. This has nothing to do with the interchange or access through the Home Depot site. The Chairman further communicated that the ANRAD for the wetlands on the shop side was filed in 2005. The wetlands have since changed. The Commission needs to see more information prior to granting an extension. If there is no North Main Street access this is essentially a new project. There has been no work done from the original permit. The Commission commented that the area has changed over the years.

The applicant responded that there has been pushback at the state level with how the project will move forward. COVID -19 did set this back, but the applicant is ready to move forward. The applicant hope was to maintain the current delineations but

would be subject to adjustments if needed. The applicant's will be applying for the local permit as part of this project. The current plan is to not have access on North Main Street which would eliminate a wetland crossing subject. This would need comments from the Fire and Police Departments. The Commission would like the applicant to provide information from the Town that would allow the North Main Street access to be removed. The Commission would like this information prior to the October 13, 2021 meeting.

This will be tabled until the September 22, 2021 meeting. There was no action taken.

**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

The Chairman opened the continued hearing.

Allen Engineering & Associates, Inc. representative Mark Allen communicated that all the design plans and correspondence have been submitted to DEP.

There was a question if sheet D7 was included in the new plan set. The applicant communicated that the detail of the sewer pump is noted in the Red Mill portion. The Chairman would like the consultant to look at the final plan set. The comments from consultant were incorporated into the final plan set.

**On a motion made by Neal Standley, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to October 13, 2021 at 7:30 pm and the Commission will have a draft Order of Conditions prepared.**

**Roll Call Vote:**

Michael O'Herron, Member aye

Brian Norton, Member aye

Brian Norton, Member aye

Neal Standley, Member aye

Noel Lioce 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 Chairperson opened the public hearing for Mechanic Street and Mill Street.

The Commission would like Consultant to review the final revised plan set. There needs to be a replication bond among put in place. There was a share screen of sheet R-6 showing the buffer zone enhancement areas and mitigation. There will be a stormwater annuity put in place in the amount of \$1,015.00. There was a letter from DPW verifying this amount. The Commission was informed that there was the addition of the impervious barrier which was added to the plan set (IB-5).

**On a motion made by Neal Standley, seconded by Noel Lioce, the Conservation Commission voted by roll call to continue the hearing to October 13, 2021 at 7:30 pm and the Order of Conditions will be prepared.**

**Roll Call Vote:**

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

**Continuation Public Hearing: Project Location: 180 Paine Street:**

<b><u>Hearing time:</u></b>	8:25 pm
<b><u>Project Description:</u></b>	BVW, Perennial & Intermittent Stream
<b><u>Application Type:</u></b>	ANRAD: BWP286
<b><u>Applicant:</u></b>	Ron Bonvie Active Adult LLC 23 Southport Drive
<b><u>Representative:</u></b>	Eric Dias Strong Point Engineering Solutions Inc. 340 Manley St. Unit 2 W. Bridgewater, MA 02379

The Chairman opened the continued hearing for 180 Paine Street.

Representative Eric Dias was present.

The Commission was reminded that at the last meeting all the outstanding issues were resolved.

The Chairman recommended the permit be issued and the hearing be closed.

**On a motion made by Brian Norton, seconded by Neal Standley, the Conservation Commission voted by roll call to close the hearing and issue the ANRAD for 180 Paine Street.**

**Roll Call Vote:**

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

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

<b><u>Hearing time:</u></b>	8:35 pm
<b><u>Project Description:</u></b>	4,200 LF BVW
<b><u>Application Type:</u></b>	ANRAD: BWP 297
<b><u>Applicant:</u></b>	Efrem Gerszberg, 2020 Industrial, 777 New Durham Rd. Suit D, Edison, NJ 08817
<b><u>Representative:</u></b>	Nicole Hayes, Goddard Consulting LLC, 291 Main Street, Northboro, MA 01532

The Chairman opened the public hearing for 150 & 152 Depot Street. The comments from the last meeting were incorporated into the ANRAD plan.

On a motion made by Mike O'Herron, seconded by Noel Lioce, the Conservation Commission voted by roll call to close the hearing and sign and issued the ANRAD for 150 & 152 Depot Street.

**Roll Call Vote:**

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

**Continuation Public Hearing: Project Location: 1 Wasylean Lane:**

<b><u>Hearing time:</u></b>	8:40 pm
<b><u>Project Description:</u></b>	SFC, grading, pool – 50 BZ of VP
<b><u>Application Type:</u></b>	NOI
<b><u>Applicant:</u></b>	Jean & Kelly Anemaet, 28 Chestnut Street, Foxboro, MA 02035
<b><u>Representative:</u></b>	Peter Lavoie, Landmark Site Design, 1267 Glebe Street, Taunton, MA 02780

The Chairman opened the continued hearing for 1 Wasylean Lane.

The Commission was informed that the house is being moved outside the Conservation jurisdiction. The application will be withdrawn.

There is no formal action needed to be taken.

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

<b><u>Hearing time:</u></b>	8:45 pm
<b><u>Project Description:</u></b>	Widening of Pavement, installation of retaining wall and 5' sidewalk, utility adjustments 10' BVW impacts.
<b><u>Application Type:</u></b>	NOI
<b><u>Applicant:</u></b>	South Center Realty LLC, 120 Quarry Drive, Milford, MA 01757
<b><u>Representative:</u></b>	Kendra Santamaria, Guerriere & Halnon, Inc. PO Box 235, Milford, MA 01757

The Chairman opened the public hearing for South Main Street & Center Street.

The applicant Elizabeth Sanini from Guerriere and Halnon was present. The Director of the DPW, Don DiMartino was also present.

A share screen was provided.

The Commission was informed that the Notice of Intent is for the proposed expansion of existing pavement and installation of a retaining wall to make South Main Street wider. There will be the installation of a 5' sidewalk and associated site work and utility adjustments located within the 100-foot buffer zone to the bordering vegetated wetlands and proposed alteration of 10' bordering vegetated wetlands located at the intersection of South Main Street and Center Street. It was explained that the wetland line has been delineated. The encroachment is 7 sq. ft of the existing wetland. There is no proposed wetland replication. It was recommended to lower the grade slightly. There was no stormwater information provided. A recommendation was made to include possible invasive species management since replication is not needed. A question was asked about the water quality. The maintenance of this will be done by the town. A suggestion was made to have a propriety mechanical structure put in place.

The Commission would like to have a site walk in the field. The suggested date is October 2, 2021 at 8:30 am.

On a motion made by Mike O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to have the site walk completed on October 2, 2021 at 8:30 am and continue the hearing to October 13, 2021 at 7:45 pm.

**Roll Call Vote:**

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

**APPROVAL OF MINUTES:**

**July 28, 2021:**

On a motion made by Mike O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to accept the minutes from June 28, 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

**August 11, 2021:**

On a motion made by Mike O'Herron, seconded by Brian Norton, the Conservation Commission voted by roll call to accept the minutes from August 11, 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 Mike O'Herron, seconded by Noel Lioce, the Conservation Commission voted to adjourn the meeting at 9:07 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

Meeting Adjourned at 9:07 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Minutes Approved on: Oct 13, 2021   
(Date) (Prepared by Amy Sutherland)