

**Bellingham Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of July 11, 2018
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Project: 105-820 & BWP-N/A
C NOI

Project Description:
Hartford Ave. adjacent to 384
Culvert replacement, Headwall. Trash rack

Applicant:
Donald DiMartino
Dept. of Public Works
26 Blackstone St., Bellingham

Representative:
Joseph Freeman, BETA Inc.
315 Norwood Park South
Norwood, MA 02062

Plans: NOI & "Hartford Avenue Culvert" Sheets 1 & 2, dated May 7, 2018, rev. 6/28/2018

Continuation time: 7:30 PM

Donald DiMartino was present when Cliff Matthews opened the continued hearing. Cliff stated that there was confusion with the scheduled site walk of Monday July 2nd and that no one looked at the site at that time. However, he said that he and Anne Matthews visited the site earlier this week. Cliff stated that the catch basin located on the southerly side of Hartford Ave. is a leaching type catch basin as it did not appear to have an outlet. There was a lot of accumulated debris in it. Being a leaching type catch basin, it would not have the capacity to handle discharged water resulting from dewatering operations. He stated that the intermittent stream was dry when he was on site. Cliff added that the draft Special Conditions include that work may only take place in periods of no flow so as to avoid dewatering operations. Don DiMartino agreed to that. Cliff said that the draft special conditions were sent out to Con Com members for review this evening. There were no comments.

Brian Norton then moved to close the hearing and issue the prepared Order of Conditions. Shawn Wade seconded the motion that carried unanimously.

Project: 105-822 & BWP- N/A
C NOI

Project Description:
85- 137 Lakeview Avenue -Installation of water main

Applicant:
Donald DiMartino
Dept. of Public Works
26 Blackstone St., Bellingham

Representative:
Kendra Martin, BETA, Inc.
315 Norwood Park South
Norwood, MA 02062

Plans: NOI & "Lakeview Avenue Water Main, Sheets 1-7, June 12, 2018, revised 7/10/2018

Continuation time: 7:45 PM

Donald DiMartino and Kendra Martin (BETA) were present when Cliff Matthews opened the hearing.

Cliff stated that the previously scheduled site walk of Monday, July 2nd did not take place; however, he and Anne Matthews were out on site earlier this week. Cliff stated that although Don DiMartino requested that during the water line installation, the Con Com lower the lake for ease in performing the work (less dewatering), he did not believe that it was a viable alternative. Lowering of lake water is performed annually twice a year to help preserve the dam structure (protect it from ice hazards) and to assist with hand clean-up of invasive vegetation along the shoreline. In this case, Cliff stated that lowering it even more may potentially impact fisheries

in the water body. He suggested that Mr. DiMartino schedule the work after Labor Day when the boards are scheduled for removal from the dam and before the boards are replaced on Memorial Day. Don noted that there was no harm in inquiring.

Cliff then stated that Anne Matthews had contacted Kendra Martin to request a suggested area along Lakeview Avenue where dewatering operations could take place. Kendra has since located a potential dewatering operation location near 107 Lakeview at station 7 of the roadway plan. Kendra then added that the detail for the dewatering trap contains erosion control around its perimeter. She added that she located in as large an area on the road as possible with distance between the roadway and the bank. The area is also located outside the flood zone. She stated that she also added a dewatering requirement to the General Notes of the plan.

Don DiMartino stated that he would place four stakes at station 7 to mark the area for inspection by Con Com members. Kendra Martin added that the area is relatively flat. The dewatering operations will need a couple hundred feet of pipe to direct the water away from the work area. Don stated that he hopes to be able to install the four stakes tomorrow morning and that he would notify Anne Matthews if he ran into a problem. Cliff encouraged members to get out on site. There were no other questions or comments.

Neal Standley moved to prepare the Order of Conditions for signing at the next meeting and to continue the hearing to Wed., July 25th at 7:35 PM. Mike Roche seconded the motion and it passed unanimously.

Project: WPA-N/A & BWP-187
CNOI

Project Description:
300 Hartford Avenue
Four self-storage Buildings & Stormwater Management

Applicant:
JMRD2, LLC
665 Church Street
Whitinsville, MA 01588

Representative:
Travis Brown, Andrews Survey & Engineering
104 Mendon Street
Uxbridge, MA 01569

Plans: NOI & under BWPB, O & M Plan Rev.6/29/18, Stormwater Management Report Rev. 6/22/18, Plans, "Proposed Self-Storage Facility 300 Hartford Ave., 11 Sheets, Rev 6/22/2018,

Continuation time: 8:30 PM

Steve O'Connell and Jim Kupfer, Town Planner, were present. Cliff Matthews opened the continued hearing stating that the project was jurisdictional under the local bylaw only. Cliff then added that all questions relating to the project were addressed and all revised documents submitted to the Con Com. He added that there were no changes requested or made at the last Planning Board hearing that was held the night after the last Conservation Commission hearing. Mike Roche then moved to close the hearing and issue the prepared Order of Conditions. Shawn Wade seconded the motion that passed unanimously.

Project: 105-823 & BWP-191
NOI

Project Description:
866 South Main Street
Hindu Temple, parking, septic systems,
stormwater management, wetland crossing, replication

Applicant:
Sri Temple
15 North Main St., Unit A-1
Bellingham, MA

Representative:
Steve O'Connell, Andrews Survey & Engineering
104 Mendon Street
Uxbridge, MA 01569

Plans: NOI & "Proposed Hindu Temple, 27 Sheets, dated 5/15/18 stamped 5/31/2018, Operation & Maintenance Plan 5/15/2018, Stormwater Management Report 5/15/2018

Hearing time: 8:10 PM

Chairman Matthews opened the hearing. Steve O'Connell (ASE) and four members of the Temple and Jim Kupfer were present. Steve was asked to introduce the project.

Steve O'Connell stated that the filing is for the construction of a Hindu Temple, parking lots, two septic systems, stormwater management system, a proposed wetland crossing and associated replication area on a 17 acre parcel located at 866 South Main Street. The access to the property is via a 98 foot wide frontage driveway. Parking is proposed at the main entrance on the east side of the lot. A walk out style building is proposed that would include two levels with parking along the side. A wetland crossing is proposed over BVW at the narrowest location over the resource area. Beyond the crossing, the site would be comprised of residential components for the Temple consisting of duplex units and a mandapam. Mr. O'Connell stated that there is no incursion proposed in the 25 foot No Disturb Zone and that retaining walls have been incorporated into the design to protect those areas. Stormwater basins are located at the rear of the residential building and an infiltration basin is located on the west side of the mandapam. Stormwater will be conveyed in pipes to the forebay for recharge in the ground in two locations. 958 square feet of BVW would be directly impacted for the proposed crossing. Retaining walls are proposed on either side of the crossing area; one 16 feet high and the other 11-1/2 feet high and about 35 feet in length. 1,450 square feet of replication is proposed for 1: 1-1/2 replication. Steve pointed out the location of the proposed replication and stated that there is an existing a pipe in the stream that should be removed in order to attain the necessary hydrology for successful replication. The site will be serviced by town water but will have two on site separate septic systems. Preliminary testing has been performed in order to confirm that the systems will meet Title V requirements. Official soil testing will have to be conducted on the northern portion of the lot. Steve stated that he met with the town to get some preliminary technical review and that the building has a full turnaround to meet the Fire Dept. requirements. In addition, the DPW has requested that an easement be secured on the northwest portion of the site for a future water loop. A full set of plans has been submitted including a Landscaping Plan. The Landscaping Plan may have to be enhanced to include mitigation for tree removal. He added that there is an area on the site that drains from South Main St. He stated that that water would be piped into the stormwater management system.

Cliff described the purpose of the 25 foot No Disturb Zone as an area created for minimum protection of the resource area. He added that the 25-50 foot buffer zone is also considered a limited area for activity and that the Con Com tries to limit activity up to the 50 foot Buffer Zone. He added that this project not only proposes virtually complete utilization of these buffer areas but also that the applicant has not requested any waivers in the Notice of Intent. Cliff stated that the site inspection will include review of the area of flow from S. Main St. and an inspection for features such as channelization which would mean the presence of the resource area "bank". He added that the proposed replication is 1-1/2 to 1 and that it must be increased to 2:1 per bylaw requirement. In addition, he stated that DEP has commented on the

openness ratio for the culvert crossing. Steve O'Connell replied that he needs some clarification from DEP on the openness ratio as he believed that DEP based their review on square meters vs. square feet. Steve stated that the culvert will be open-bottomed with three portions for the installation of the box culvert at five elevation levels. He believes that the openness will more than meet the Stream Crossing requirement. Cliff also stated that the tree species proposed in the replication area must include only wetland species. He asked that the replication area be staked out so that the Con Com could look at the existing tree species. Neal Standley also noted that a tree removal inventory must be submitted along with a Buffer Zone enhancement plan. Cliff stated again that the project size should be reduced, stating that the proposed development of the site is highly over-utilized and there seems to be insufficient area for mitigation. He suggested that underground infiltrators be incorporated into the design to replace the two proposed above ground stormwater basins. That would allow some of the 25-50 foot buffer zone to be preserved.

After Neal Standley inquired about the proposed retaining wall, Steve stated that it would be a segmented block wall comprised of crushed stone with good base blocks and that it is anticipated that construction of the wall will not infringe on the No Disturb Zone. Mike O'Herron remarked that all impacts to crossing the BVW and buffer zone including work to excavate for wall footings should be quantified. Steve responded that the erosion control line illustrates the limit of work. He added that once the footings are dug for the wall, the stream would be crossed and excavation for the other side of the culvert would take place. He added that dewatering operations may be necessary during construction. Cliff stated that earlier this past spring, a versa-lok wall at the Charles River Center collapsed. We want to avoid any potential for that to happen and that the retaining wall detail must be included in the plan. He also mentioned the fact that putting in the culvert would impact the 25 foot No Disturb Zone as it is a crossing.

Cliff questioned the status of an isolated wetland (ILSF) on the southernmost side of the wetland system. Steve responded that the ILSF criterion under the WPA has probably been met. Cliff also noted that mitigating velocity of runoff was a problem with the previous proposal. Mike O'Herron agreed and also noted that these areas are all proposed to be paved surfaces. Steve stated that these areas are all curbed, the width of the road is 24 feet with an 8% slope but that runoff would be directed by vertical curbing and captured in catch basins to the stormwater management system.

Mike O'Herron questioned where snow would be stored. Steve will locate those areas on the plan and illustrated that snow would be stored in unused parking spaces. He explained that services at the temple can go on all day long with many people moving in and out throughout the day. He explained that the number of parking spaces is based on zoning requirements that specify a reasonable number of parking spaces for this type of application. Mike responded that the design should reduce the number of parking spaces and incorporate snow storage areas.

Cliff suggested that the commission conduct a site walk that would probably take about 2-1/2 hours. He asked Steve to stake areas in the field for the site walk including the two detention basins, replication area, crossing area, and stormwater swale area. He also asked him to revise the replication area to 2:1, provide an Alternatives Analysis and to check out the openness ratio of the proposed culvert. He stated further that in order to allow for infiltration, the design should be revised to utilize underground infiltrators in the parking area instead of proposing above ground basins. That would reduce the extensive buffer zone impacts proposed on the site. Cliff asked Steve to send an email to Anne when the staking is complete. Cliff added that the Con Com and Planning Board would suggest a joint peer review and the applicants agreed.

Mike Roche moved to conduct a site walk on Sat., Aug. 18th at 8:30 AM and continue the hearing to August 22nd at 7:30 PM. Motion was seconded by Arianne Barton and passed unanimously.

Project: 105- & BWP-190
NOI

Project Description:
633 Pulaski Boulevard
Sewer connection, expansion of building & parking lot

Applicant:
Vohn Devong
52 Pulaski Boulevard
Bellingham, MA 02019

Representative:
Bill Halsing, Land Planning, Inc.
167 Hartford Avenue
Bellingham, MA 02019

Plans: NOI & "Site Plan Location at 633 Pulaski Boulevard" One Sheet, 5/30/2018

Hearing time: 8:50 PM

Cliff Matthews opened the continued hearing. No one from the public was present. Cliff stated that the applicant has requested another continuation to the meeting of July 25 in order to have time to revise the plans and provide stormwater management. Brian Norton moved to continue the hearing to July 25th at 7:45 PM. The motion was seconded by Michael O'Herron and passed unanimously.

Project:
Informational

Project Description:
85 Lakeview Avenue
Proposed Gazebo, Dock

Applicant:
Robert Benjamin, Quarry Development LLC

Informational time: 8:50 PM

Robert Benjamin stated that he recently purchased 85 Lakeview Ave. and that he is refurbishing it in preparation for placing it on the market for sale. The property has a piece of land measuring approximately 60 x 30 feet on the opposite side of the house and across the road on Lakeview Ave. He wanted to know if he could repair the masonry work on an existing dry well on that piece of land, construct a fishing dock and install a gazebo on a crushed rock base on the portion of the property. Cliff stated that a large portion of that area is located in the 25 foot No Disturb Zone. He added that the reason for the no disturb zone is for absolutely no disturbance for reasons of habitat protection, protection of the Bordering Vegetated Wetlands and for protection of the lakefront. He noted that much of the lakefront is currently heavily utilized. Cliff added this area also has a large cat tail swamp at the shoreline. Mr. Benjamin said that the dock would not be located in the cat tail area. Cliff responded that the 25 foot No Disturb Area should remain in its natural state. After looking at the map, Cliff stated that the driveway for this dwelling seems to be located on the abutting 17 ½ acre Con Com property. Mr. Benjamin said that beyond the driveway is a small road access that has been used for some time. Mr. Benjamin also stated that he gave the town a strip of land for the installation of the recently approved water main. Cliff said that any proposed activity in the buffer zone needs a Notice of Intent filing and that the 25 foot No Disturb Zone should have minimal activity proposed within it.

Project: WPA-824 & BWP-192
NOI

Project Description:
0 Hartford Avenue
Monitoring well in RFA, BLSF, BF to BVW

Applicant:
Peter Callahan
Exelon West Medway II, LLC
300 Exelon Way, Suite 340
Kennett Square, PA 19348

Representative;
Michael Howard, Epsilon Assoc. Inc.
3 Mill and Main Place
Suite 250
Maynard, MA 01754

Plans: NOI & Plans "West Medway II Groundwater Monitoring Program, Bellingham, MA
Figures 1, 2,3,4,5,6 ; Fisheries & Wildlife Letter, 6/29/2018

Hearing time: 9:15 PM

Arianne Barton recused herself from the hearing because she conducted some soil evaluations on the site. Cliff Matthews opened the hearing. Michael Howard, Doug Wakely and the wetland scientist from Epsilon were all present.

Doug Wakely stated that the monitoring well is required by the Energy Facilities Siting Board permit authorizing construction of the electric generating facility for purposes of connecting monthly groundwater elevation data during the first 5 years of the facility's operation. The proposed monitoring well in Bellingham is in the 100 foot buffer zone to Bordering Vegetated Wetlands (BVW), 100 year flood zone (BLSF) and Riverfront Area. Impacts to these resource areas will be less than one square foot each. The purpose of the program is to assess what effects, if any, the water used to operate the electric generating facility has on long term groundwater levels in adjacent wetlands and tributaries (Hopping Brook) flowing towards the Charles River. He stated that the well (piezometer) will be approximately 2 inches in diameter and is made of PVC with a 3 inch diameter protective riser. The piezometer will be installed by using a gas powered 2-person posthole digger and backfilled with pelletized bentonite and clean sand. The top foot of the installed well will be backfilled with bentonite clay. He presented a sample of the well to the Con Com. Once installed, the well will extend 1-1/2 feet above grade. Cliff Matthews stated that the Con Com would be interested in receiving copies of the reports and suggested that this be included as a Special Condition in the Order.

There were no other comments or questions. Shawn Wade moved to close the hearing and issue the Order of Conditions at our next meeting of July 25th. Mike Roche seconded the motion that carried unanimously.

Cliff Matthews reported that the Con Com is in receipt of an updated wetland replication/restoration report for 160 High Street. Per the report and attached photos as well as on-site inspections, the replication has taken very well.

Cliff stated that Austin Turner of Bohler Eng. submitted an Extension Request for the Order of Conditions for The Shoppes at Bellingham. He reported that no work has taken place on the site. Cliff stated that granting extension permits is discretionary to the Con Com. After some discussion, Shawn Wade moved to grant a one year extension in order to see if any activity takes place within that time frame. The motion was seconded by Arianne Barton and passed with votes from Wade, Barton, Roche and O'Herron. Dissenting were Neal Standley and Brian Norton.

Neal Standley stated that he is no longer a resident of Bellingham and has notified the Municipal Center of that fact and will submit a letter to the Board of Selectmen.

The Commission signed:

Order of Condition 105-820 / Hartford Ave adjacent to 384 / DPW/ culvert replacement
BWP-187 / 300 Hartford Ave./ Self-Storage Facility (Vernal Pool)

Vouchers were also signed.

Cliff reported that we have received a copy of the vernal pool certification submittal for the three vernal pools at 190 Farm St. The information was submitted by Sage Environmental on behalf of Asphalt Engineering.

Mike Roche moved to adjourn at 9:50 PM. Motion was seconded by Arianne Barton and passed unanimously.

Attending the meeting were Cliff Matthews, Neal Standley, Michael O'Herron, Brian Norton, Shawn Wade, Michael Roche, Arianne Barton, and Associates Mike Coleman and Noel Lioce and Anne Matthews.