

**Bellingham Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of July 25, 2018  
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**Project:** 105-815 & BWP-182  
CNOI

**Project Description:**  
161,166,169,174 Maple Street –  
Stormwater management system- response to EO

**Applicant:**  
LMP Properties LLC, Will Doyle  
PO Box 28  
Dover Foxcroft, ME 04426

**Representative:**  
GZA GeoEnvironmental, Dan Nitzsche  
1350 Main, Suite 1400  
Springfield, MA 01103

**Plans:** NOI & Site Plan “Site Plan 161,166,169 and 174 Maple St., 9 Sheets, 8/3/17; Stormwater Management Report 161,166,169,174 Maple St. 8/3/17, Peer Review VHB Memo 05/02/2018, Letter Kimberly Kroha (BBB) 6/11/18, BCC letter responding to Kimberly Kroha 6/13/2018

**Continuation time: 7:30 PM**

Cliff Matthews opened the continued hearing. No one from the public was present. Cliff stated that the applicant has requested another continuation to September 12<sup>th</sup>. They have retained the engineering services of GZA for responses to the VHB peer review and will revise the stormwater management proposal for the site. In addition, after Anne Matthews received the continuation request from Kim Kroha (applicant’s attorney), an email was sent in response to confirm what the Con Com’s expectations are at the continued hearing of Sept. 12<sup>th</sup>. These expectations include; engineered plans with field shot grades and a revised stormwater management system, current field approved wetland delineation, current limit of activity on the northern and southern boundaries of the site, all proposed activity in the 100 foot buffer zone quantified and additional funding of the VHB peer review upon development of a revised scope to continue the process. Dan Nitzsche responded via email that same day acknowledging the expectations. Cliff stated that we anticipate that this is a positive step in moving the process forward. Brian Norton moved to continue the hearing to Sept. 12<sup>th</sup> at 7:30 PM. Motion was seconded by Mike Roche and passed unanimously.

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

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**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**

No one from the public was present when Cliff Matthews opened the continued hearing. Several members of the Con Com visited the site to review the location of the proposed dewatering station as staked by Don DiMartino. Cliff stated that draft Special Conditions were sent out for review. He added that at the hearing, Don DiMartino had requested that the Con Com consider lowering the water level further at Silver Lake during installation of the water main to allow the water main installation to proceed without the threat of having to utilize dewatering operations. We added, however, that this would potentially have serious impacts to

fisheries. He added that a Special Condition included is to allow the work to take place after Labor Day and before Memorial Day when the water level is routinely lowered for the winter season. There were no other comments.

Shawn Wade moved to close the hearing and issue the Order of Conditions. Motion was seconded by Brian Norton and passed unanimously.

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**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

**Continuation time:** 7:45 PM

Chairman Matthews opened the continued hearing. M/M Whitman, abutters, were present. Cliff stated that the applicant has requested another continuation to the next meeting of August 8<sup>th</sup>. He stated that several Con Com members had visited the site on Friday, July 6<sup>th</sup> at 6:00 PM. At the site walk, commission members had several concerns including grading issues and that the filing did not address stormwater management. DEP has not yet issued a file number commenting that no stormwater report was submitted. Cliff stated that Bill Halsing and Vohn met with Anne Matthews yesterday and presented a revised draft plan with fewer impacts to the buffer zone. At that meeting, Bill Halsing stated that after discussions with Jim Kupfer, the zoning requirements classification for the restaurant were changed from casual to fine dining reducing the parking spaces by nine and moving the parking lot out of the buffer zone. It has been confirmed that DEP has concurred with our current determination that a stormwater management report must still be included in the filing because it is commercial redevelopment project with activities taking place in the buffer zone. Con Com members noted that that the pipes that we found on site in the resource area will have to be removed. Bill is including a small dry well for those foundation drains in the revised plans.

Mr. Whitman questioned the location of the fencing on the northern side of the lot abutting his property. Cliff stated that the fence would be located on the applicant's property outside the 25 foot No Disturb Zone approximately ten feet from the property line.

Brian Norton moved to continue the hearing to August 8 at 7:30 PM. Motion was seconded by Arianne Barton and passed unanimously.

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The minutes of the meeting of June 20<sup>th</sup> were accepted by a motion by Mike Roche, a second by Shawn Wade passing unanimously.

The Commission signed:

Orders of Conditions 105-822 / Lakeview Avenue / Water Main / DPW  
105-824 & BWP-192 / 0 Hartford Avenue / Exelon Medway/ well  
Cert. of Compliance 105-813 & BWP-31 / 31 Pelletier Drive / Bracken / septic repair  
Partial Cert of Comp. 105-48 / 50 Silver Lake Road  
105-185 50 Silver Lake Road

Members were reminded of the site walk scheduled for Sat. August 18<sup>th</sup> at 8:30 AM at 866 South Main St. for the Hindu Temple.

Motion to adjourn by Arianne Barton was seconded by Shawn Wade 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 Colman and Noel Lioce, as well as Anne Matthews.