

**Bellingham Conservation Commission  
Municipal Center  
Bellingham, MA 02019  
Minutes of the meeting of June 13, 2018**

**Project:** 105-819 & BWP-188  
NOI

**Project Description:**  
208 Wrentham Road  
Sewer connection and Grading in BZ

**Applicant:**  
Fran Sebio  
Plumb Tree Custom Homes  
18 Pine Grove Ave., Bellingham

**Representative:**  
Richard Goodreau, United Consultants, Inc.  
850 Franklin St., Suite 11D  
Wrentham, MA 02093

**Plans:** NOI & "Sewer Connection and Grading Plan", One Sheet, 4/25/18, Rev 6/17/18  
**Hearing Time:** 7:30 PM

Cliff Matthews opened the hearing. Rick Goodreau was present. Cliff stated that several members of the Con Com had visited the site on May 19<sup>th</sup>. No changes were made to the resource areas delineation.

Rich Goodreau presented the revised plan showing the location of the BVW and associated 50 & 100 foot buffer zones, the 100 and 200 foot Riverfront Areas to Bungay Brook and the BLSF as requested by MA DEP. He stated that the applicant has agreed to reduce the impacts to the buffer zone by decreasing the limit of the proposed work. These reduced impacts as well as the modified location of the proposed erosion control and grading is depicted on the revised plan dated June 17, 2018. Cliff Matthews remarked that DEP had requested that the flood zone be located on the plan however, no impacts to that resource area were proposed.

Neal Standley moved to close the hearing and issue the prepared Order of Conditions, Brian Norton seconded the motion that carried unanimously.

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**Project:** WPA N/A BWP-187  
NOI

**Project Description:**  
300 Hartford Avenue – 4 self-storage buildings &  
Stormwater Management System in BZ to a Vernal Pool

**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.3/28/18, Stormwater Management Report Rev. 6/5/18, Plans, "Proposed Self-Storage Facility 300 Hartford Ave., 11 Sheets, Rev 6/5/2018, BSC Peer Review 5/4/2018, ASE, Inc. Response 6/5/2018 to BSC Peer Review

**Continuation time:** 8:00 PM

Cliff Matthews opened the continued hearing. Travis Brown of ASC was present for the applicant.

Mr. Brown stated that he delivered revised plans dated 6/5/2018 to both the Con Com and the Planning Board last Friday. He stated that the project has been redesigned protecting the 50 foot minimum No Disturb Zone to the vernal pool on the site. He added that soil testing was conducted and results show that the four foot separation to seasonal high groundwater has been met for the stormwater system. Travis also stated that volumetric calculations indicated that the Isolated Vegetated Wetland does not meet the criteria for the resource area, Isolated Land Subject to Flooding, as is therefore not jurisdictional to the WPA.

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After Travis located the proposed snow storage areas, Cliff stated that there may not be sufficient room to store plowed snow and that snow may have to be transported offsite. Travis agreed that this was the only alternative. This would be included in a Special Condition.

Travis stated that there was approx., 150,000 sf of impervious material proposed for the site. A 60-70 foot long, 4 foot high retaining wall is proposed at the 50 foot vernal pool limit. The road design has a "seam" with a break in grading to direct runoff into the stormwater system and not towards the vernal pool. Cliff asked Travis to remove the word "potential" from the vernal pool description to vernal pool on the plans.

Special Conditions discussed include removal of excess snow off site, if required, signage at the vernal pool limit, requirement to file SWAPP, NPDES, no use of sodium based de-icing agents, and requirements to provide copies of completed annual maintenance logs to the Con Com. Commission members expressed serious concerns with the lack of maintenance on this site over the past several years. With the amount of impervious surface and proposed infiltration, housekeeping will be critical to assure long term functionality of the stormwater system.

Referring to item #17 of the BSC peer review letter on the steep grades proposed on the site, Travis explained that the building will have two stories that fit into the grade. The exit road will be around the building, rising in grade because of the second story. Velocity mitigation is provided to assure that there is no stormwater overflow at the lower elevation. Travis stated that he used the 25 year storm event equaling 6.14 inches to determine the flow on the road near the 50 foot limit of the vernal pool. He also stated that he removed the underground infiltrator that was previously located in the buffer area to the pool. Travis stated that he will be revising the Operation and Maintenance Plan to reflect changes discussed.

Mr. Brown stated that there would be no auto or boat storage on site.

Cliff asked Travis to provide revised buffer zone impacts and the total number of trees that were proposed to be removed as a supplemental document to the Application for Permit. Cliff also stated that supplemental plantings should be included on the site. Travis will include small shrubs (such as Juniper) to be planted on the back side of the slopes as mitigation.

Travis then stated that test pits must be performed to determine the depth of the 30 inch gas main before the gas company will render a tentative approval of the impacts in the gas easement.

Arianne Barton asked Mr. Brown to locate the proposed septic system that would service the office. After locating it on the plan, Travis indicated that he was unsure if the site would be serviced by sewer or septic. Mike O'Herron mentioned that any septic design would have to meet setbacks to existing systems on abutting properties. Travis remarked that the set back is only ten feet and that the setbacks are more than adequate.

Travis will provide a revised O & M Plan, materials to be stored on site, revised buffer zone impacts, location and types of proposed supplemental plantings, removal of "Potential" to describe the vernal pool, and number of trees that are proposed for removal.

Being no further discussion, Shawn Wade moved to continue the hearing to Wed., June 27 at 8:30 PM. Motion was seconded by Neal Standley and passed unanimously.

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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, Ltr Kimberly Kroha (BBB) 6.11.18, BCC Ltr responding to Kimberly Kroha 6.13.2018

**Continuation time: 8:30 PM**

Cliff Matthews opened the hearing. No one from the public was present. Cliff stated that Anne Matthews had contacted Will Boyle and Dan Nitzsche to request attendance at this continued hearing. Will Boyle responded over the past weekend stating that he had a family conflict and asked for a continuation and stating that he was preparing responses to the peer review.

Cliff proceeded to read the letter from Will’s attorney and the commission’s response. He stated that the resource areas are always updated in new filings and that the original permit (stormwater mgt.) was never competed. The Con Com issued an Enforcement Order in 2017.

After reading the Con Com’s response letter, Neal Standley moved to hold a special meeting next Wed., June 20<sup>th</sup> for a continuation date and authorize Anne Matthews to notify the Town Clerk of the special meeting. Shawn Wade seconded the motion that passed unanimously. Copies of the recent letters will be sent out to members.

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**Project:** 105-820 & BWP-N/A  
NOI

**Project Description:**  
Hartford Avenue (adj to 384)  
Culvert replacement, headwall, trash rack

**Applicant:**  
Donald DiMartino, DPW  
26 Blackstone Street  
Bellingham, MA 02019

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

**Plans:** NOI & “Hartford Avenue Culvert Plan and Profile, two sheets, 5/7/2018, Stormwater Management Checklist, 5/15/18, O & M Plan and Sedimentation Plan, 5/15/2018

**Hearing Time: 9:00 PM**

Cliff Matthews opened the hearing. No one from the public was present. Cliff stated that Don DiMartino had requested a continuation to the June 27<sup>th</sup> meeting. Michael O’Herron moved to continue the hearing to June 27<sup>th</sup> at 7:30 PM. Motion was seconded by Arianne Barton and passed unanimously.

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**Project:** WPA-N/A & BWP-189  
RDA

**Project Description:**  
101 Essex Street – shed in BZ

**Applicant:**  
Victor Patinah  
101 Essex Street  
Bellingham, MA 02019

**Representative:**

**Plans:** RDA & “Pine Tree” (plans) dated 5/30/18

**Meeting Time: 9:05 PM**

Victor Patinah was present when Cliff Matthews opened the RDA meeting. Victor stated that he proposes to install an 8 x 12 foot shed on his property at 101 Essex Street in order to store his mower, saw, etc. The shed would be installed on cinder blocks and no excavation would take place. The area is currently lawn and is located as far from the BVW as possible, about 50 linear feet from the resource area. Administrator Matthews has inspected the site and recommended commission approval. Con Com members commended Mr. Patinah on his participation in the annual Board of Health clean up and the removal large amounts of solid waste that was located in the resource area behind his home. Neal Standley moved to close the public meeting and issue a Negative Determination. Motion was seconded by Shawn Wade and passed unanimously.

**Project:** WPA-821 & BWP-N/A  
NOI

**Project Description:**  
South Main Street to Center Street – SNET Trail  
Trail improvements and parking lot

**Applicant:**  
Paul Jahnige, MA DCR  
Mass. Dept. of Conservation &  
Recreation  
251 Causeway St. Suite 900  
Boston, MA 02114

**Representative**  
Andrea Kendall  
LEC Environmental Consultants, Inc.  
100 Grove Street, Suite 302  
Worcester, MA 01609

**Plans:** NOI & “Department of Conservation and Recreation Plan and Profile of Southern New England Trunkline Trail, Sheets 1-29 (S. Main to Center St.), 5/30/2018

**Hearing time: 9:20 PM**

Cliff Matthews opened the hearing for the proposed improvements along the SNET Trail from South Main Street to Center Street. He stated that the applicant's representative had requested to continue the hearing to Wed., June 27<sup>th</sup>. Neal Standley moved to continue the hearing to June 27<sup>th</sup> at 8:50 PM. A second was made by Shawn Wade and the motion passed unanimously.

The Commission signed:

Certificate of Compliance 105-816 & BWP-183/ 296 Lakeshore Dr/ septic repair  
105-617 / 55-57 Box Pond Dr. / septic repair –

(Cliff explained that the Order had expired and that the work was never performed rendering the Order invalid)

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The Commission also signed:

Order of Conditions                      105-819 & BWP-188 / 208 Wrentham Rd. / sewer connection  
and grading in the buffer zone (See hearing of this evening)

Determination of Applicability BWP-189 / 101 Essex St/ shed / Patinah (See meeting of this  
evening)

Extension Permit                      105-675 / 101 Mechanic St/ Post Office Place/ Nation

Cliff explained that the original Order expired 7/14/13, PEA#2 expired 7/14/15, and a 3 yr. Ext was issued by the BCC that expires on 7/14/18. The applicant is moving forward with the developments of the residential lots and has completed the construction of the replication area. After discussion, Shawn Wade moved to extend the Order for one year. Motion was seconded by Arianne Barton and passed unanimously.

Vouchers were approved and signed.

Cliff asked members to advise on vacation schedules so that the Con Com would be able to have quorums at our summer meetings.

Cliff Matthews stated that several members of the Commission had visited the lot owned by Ed Gately located off Plymouth Road and Sunken Meadow Road, Franklin to assess the re-vegetation that had taken place. He stated that Mr. Gately had cleared vegetation in the buffer and partially in the resource area without a valid permit. The Commission had required Mr. Gately re-plant and seed disturbed areas as referenced in the Municipal Service Engineering letter dated June 6, 2017. Mr. Gately has requested a follow up letter from the Commission. Three site walks were conducted, last November, on April 5<sup>th</sup> and April 18<sup>th</sup> of 2018 to review the status of the re-vegetation. After some discussion that although the work has been completed per the report, it may take some more time for the areas to re-vegetate to their pre-violation status. Cliff suggested that a draft letter be sent out for discussion and acceptance at the June 20<sup>th</sup> meeting.

Neal Standley moved to accept the deed for the remaining small lots located on Silver Lake Road that should have been recorded when Silver Lake was purchased by the town. Brian Norton seconded the motion that carried unanimously. The Board of Selectmen signed the acceptance of deed at their June meeting.

Neal Standley moved to adjourn the meeting seconded by Arianne Barton, passing unanimously.

Attending the meeting: Cliff Matthews, Neal Standley, Michael O'Herron, Brian Norton, Shawn Wade, Arianne Barton, Associate Mike Coleman and Anne Matthews.