Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019

Meeting Minutes
Wednesday, October 14, 2020

MEETING LOCATION: Remote Participation through Zoom

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, no in-person attendance of members of the public will be permitted at this meeting.

Present at the Meeting:
Cliff Matthews, Chairman
Neal Standley, Vice Chairman
Shawn M. Wade, Member
Michael O’Herron, Member
Brian Norton, Member
Noel Lioce, Member
Arianna Barton, Member

Other Officials:
Anne Matthews, Conservation Agent
Amy Sutherland, Recording Secretary
Jim Kupfer, Town Planner (raa the zoom meeting)

The Chairman opened the meeting at 7:00 pm.

Continued Public Hearing: Project Location: South Main Street and Center Street:

Hearing time: 7:00 pm
Project Description: Roadway, stormwater management system and Filling of 1,757 sf of IVW for subdivision roads & lots “Bellingham Shores”
Application Type: Notice of Intent: DEP File Number 105-864; BWP-230
Applicant: Rick Terrill, Bellingham Residential #2 Realty LLC
120 Quarry Drive
Milford, MA 01757
Representative: Goddard Consulting LLC
291 Main St., Suite #8
Northbound, MA 01532

The Chairman opened the continued hearing for Bellingham Shores.

Senior Project Manager, Frank DiPietro was present during the zoom meeting along with the applicant representative Sean Malone and Mark Arnold from Goddard Consulting.

The Chairman started the discussion that at the prior meeting there was conversation about the bagging on site. The Commission would like the applicant to purchase badges to demarcate the No Disturb Zone. The applicant has no problem purchasing these badges which could be customized based on the Conservation Agents recommendation. The next topic discussed was the land preservation options. It was determined by the Commission to accept the open space in fee. There was a recommendation to have a conservation restriction but prior to acceptance the Commission would need a plan show existing conditions. There would be a baseline survey.
The Consultant communicated that the conservation restriction would include a baseline for the existing conditions at the site. Photographs could also be included. There can be transects of the area. It is reasonable to do a basic baseline report for the land once it is cleared. The clearing will allow one to see the edge of the trees and trunk lines. There was discussion that the transfer of land would be at the end of the project since transferring prior would put liability on the applicant. There would be language that the land is protected until the Certificate of Compliance is issued. The language of this could be put into the Order of Conditions. A recommendation was made to add visual photos form a drone. The Conservation Agent asked if the Open Space Plan has bounds marked. Representative Malone indicated that the Open Space bounds will be at the property corners which will also include badging. The Chairman asked if the applicant is aware of the Stormwater Annuity which is in place through the Town Bylaw. Representative Malone communicated that there was discussion about this with the Planning Board. The Town Planner communicated that there was standard language provided to the applicant and will be discussed further during the Planning Board meeting. The cost estimate is determined by the Department of Public Works. The applicant will be contacting the DPW about this estimate so that it may be included in the Order of Conditions. There will be a bond put in place for the Conservation and Planning Board. Consultant DiPietro communicated that when the drone flight takes place, it is recommended to do this after the leaves are off the trees. The Planning Board will be meeting on Thursday, November 12, 2020 to discuss any remaining issues.

The Chairman asked for a continuation to Wednesday November 4, 2020. The Conservation Agent will work on drafting the Order of Conditions and Special Conditions.

On a motion made by Michael O’Herron, and seconded by Neal Standley, the Conservation Commission voted to continue the hearing to November 4, 2020 at 7:20 pm.

Roll Call Vote:
Neal Standley, Vice Chairman  aye
Michael O’Herron, Member      aye
Brian Norton, Member           aye
Shawn M. Wade, Member          aye
Noel Lioce, Member             aye
Arianne Barton, Member         aye

455 Hartford Avenue:
Goddard Consultant Mark Arnold was present to discuss 455 Hartford Avenue. It was explained that there was cutting which occurred in the no build zone and right up to the edge of the no disturb zone. The Chairman explained that as part of hearing, the Commission wanted the applicant to preserve like amount of square footage in similar zone as to what has been altered. The property has been sold and a new owner wants to proceed with development. A Certificate of Compliance was requested from Goddard Engineering. The Chairman and Conservation Agent did a site visit review. There were posts installed but no badges. The Consultant Arnold explained that he went out to site to hang the badges and moved the posts. The Commission was informed that the posts were located by survey and the Goddard Consultant went out into the field and moved them based on what he thought the conditions were. Consultant Arnold explained that he based the post locations on the wetland delineation and triangulation. There were more posts on site than what was shown on the plan. The posts were driven in at least 2 feet and the tags are bolted onto the posts. The posts were along the original clearing which is not where the plan shows. The plan shows them interior to the forest. There will be a plan on record as well as it being recorded with the registry of deeds. The applicant has agreed to secure some of the loose posts. The Commission understood that the previous owner had Guerriere and Halnon go to site and survey the locations. The issue is the plan of record and the distance between the stakes that are at the eastern part of the site and the property line are about 40 ft. When the Chairman and Agent walked the site it seemed like the posts were 60 to 70 ft. from property line. The Consultant is confident those are accurate. The Commission would like to go on site to make an evaluation with the Consultant in the field. The Commission would like to schedule a visit on Saturday, October 31, 2020 at 8:30 am.

Approval of Minutes:
August 26, 2020
On a motion made by Michael O’Herron, and seconded by Neal Standley, the Conservation Commission voted to approve the minutes from August 26, 2020 with the noted revisions.

Roll Call Vote:
Neal Standley, Vice Chairman  aye
Michael O’Herron, Member      aye
MINUTES OF THE CONSERVATION COMMISSION MEETING

October 14, 2020

Brian Norton, Member aye
Shawn M. Wade, Member aye
Noel Lioce, Member aye
Arianne Barton aye

September 9, 2020
On a motion made by Neal Standley, and seconded by Michael O’Herron, the Conservation Commission voted to approve the minutes from September 9, 2020 with the noted revisions.

Roll Call Vote:
Neal Standley, Vice Chairman aye
Michael O’Herron, Member aye
Brian Norton, Member aye
Shawn M. Wade, Member aye
Noel Lioce, Member aye
Arianne Barton aye

General Business:
Voucher:
On a motion made by Michael O’Herron, and seconded by Shawn Wade, the Conservation Commission voted to allow the Chairman to sign the voucher as presented.

Roll Call Vote:
Neal Standley, Vice Chairman aye
Michael O’Herron, Member aye
Brian Norton, Member aye
Shawn M. Wade, Member aye
Noel Lioce, Member aye
Arianne Barton aye

Certificate of Compliance Requests:
- Charles River Center - The site walk will take place on Saturday, October 31, 2020.
- Hartford Village II - The site walk will take place on Saturday, October 31, 2020.

Next Meeting:
- Wednesday, October 28, 2020

ADJOURN:
On a motion made by Michael O’Herron, seconded by Shawn Wade, the Conservation Commission voted by Roll Call vote to adjourn the meeting at 8:03 pm.

Roll Call Vote:
Neal Standley, Vice Chairman aye
Michael O’Herron, Member aye
Brian Norton, Member aye
Shawn M. Wade, Member aye
Noel Lioce, Member aye
Arianne Barton aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary
MINUTES OF THE CONSERVATION COMMISSION MEETING

October 14, 2020

Brian Norton, Member  aye
Shawn M. Wade, Member  aye
Noel Lioce, Member  aye
Arianne Barton  aye

September 9, 2020
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Brian Norton, Member  aye
Shawn M. Wade, Member  aye
Noel Lioce, Member  aye
Arianne Barton  aye

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Michael O’Herron, Member  aye
Brian Norton, Member  aye
Shawn M. Wade, Member  aye
Noel Lioce, Member  aye
Arianne Barton  aye

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Respectfully Submitted,

Amy Sutherland
Recording Secretary