



TOWN OF NORTHBOROUGH Conservation Commission

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APPROVED
8/13/2018

Conservation Commission

Meeting Minutes

July 9, 2018

Members Present: Greg Young (Chairman), Wayne Baldelli, Diane Guldner, Tom Beals, Justin Dufresne

Members Absent: Todd Helwig

Others Present: Fred Litchfield (Town Engineer), see attached Sign-In Sheet

The Chair opened the meeting at 7:02 p.m. and made an announcement that the meeting is being recorded and also to mute cell phones.

Ms. Guldner read into record the hearing notice for the Notice of Intent applications for 21 Mayflower Road (construct a residential addition), and 156 Pleasant Street (to construct two single-family homes).

Approval of Minutes – Mr. Baldelli made a motion to approve the Meeting Minutes dated June 11, 2018; Mr. Beals seconded; all voted in favor; motion approved.

Notice of Intent (continued) – 0 Bartlett Street; Map 51, Parcel 3 (DEP #247-1144)

Applicant: Northborough Land Realty Trust

Request: Proposed 167,400 s.f. warehouse/distribution center

Jurisdiction: 100-foot buffer to bordering vegetated wetlands

The applicant requested a continuance to August 13th.

Notice of Intent – 17 Fay Lane; Map 44, Parcel 02 (DEP #247-1146)

Applicant: Kathleen & Thomas Cunniffe

Request: Construct pool and deck

Jurisdiction: 100-foot buffer to bordering vegetated wetlands

Mark Arnold (Goddard Consulting) was present. A site walk was done to review the delineation. There were some areas in question between Flags GC2, GC3 and GC6. Mr. Arnold provided a preliminary sketch showing that the pool was moved 10' further from the wetland on the south side and the deck size was reduced. It is a salt water pool, filter system, no backwash, steel wall vinyl lined pool, being constructed by McCarthy Pools. The only place they are touching the 30' no-structure is off of GC5 (there is a 3' deck from the pool on that side of the wetland line for walking access around the pool); the pool can't go any closer to the street. There is a 14" oak tree within the 15' no-disturb on the south side. Mr. Arnold explained to the applicant that it is the Commission's discretion as to whether it will be allowed to be removed or not. Mr. Beals felt it was reasonable to remove the tree, but leave the stump. There are eight trees total to be removed. The Commission agreed that they can be removed, but the stumps must be left. Mr. Arnold will revise the plan. Mr. Litchfield spoke with the Building Inspector who confirmed that the pool has to meet the front yard setbacks from the road, but not the patio around the pool. Mr. Beals made a motion to issue an Order of Conditions for 17 Fay Lane; Ms. Guldner seconded; all voted in favor; motion approved.

Notice of Intent – 407 Whitney Street; Map 15, Parcel 3 (DEP #247-1145)

Applicant: Peter Simoneau, Trustee (53 Houghton Street Realty Trust)
Request: Site work (repave driveway, site grading/stabilization, install deck and retaining walls)
Jurisdiction: 100-foot buffer to bordering vegetated wetlands

George Connors (Connorstone Engineering) said the drainage easement was created in 1971 and discharged in 1974; it is no longer there. Three flags (5, 6 & 7) were moved out 10'. The 15' no-disturb was expanded and the hay bale line was amended. Mr. Young asked if he was going to replicate the area by the shed. Mr. Connors explained the area that would have some native shrubs. Mr. Simoneau said the shed will come down but has not yet been removed. He was reminded that the erosion control barriers need to be tightened up (also not yet done). Mr. Baldelli made a motion to issue an Order of Conditions for 407 Whitney Street and to include a notation that the shed will be removed; Mr. Beals seconded; all voted in favor; motion approved.

While Mr. Connors was still present, Mr. Litchfield asked if the Commission could have a brief discussion of a preliminary plan for property on Southwest Cutoff (across from Henry's Used Trucks) that Dr. Moheben is interested in purchasing for a proposed dental office off of Route 20. He explained the parking lot, location of the wetlands and the riverfront in the back. There is a proposed detention basin and there is the ability to put it under the parking. They feel that even though it is in the river zone and there are provisions to put drainage in the river zone, he explained where it would be a better area to put it because (a) it is in the surface, (b) it would have plants, and (c) it would have organic soils for the microbes to eat up any pollutants that might come off of the urban parking lot. It's a question as to what the Commission prefers. Mr. Litchfield agreed that for maintenance purposes, it would be better to see it if there are problems. Soil testing has been done. The site has been flagged. They have not checked with the DPW about tying into the sewer. Mr. Litchfield commented that the culvert shown on the plan is a drainage culvert, not the cattle crossing further up the road, and suggested talking with the DPW.

Notice of Intent – 21 Mayflower Road; Map 95, Parcel 90 (DEP #247-1148)

Applicant: Eric & Brandy D'Ambrosio
Request: Addition to existing home
Jurisdiction: 100-foot buffer to bordering vegetated wetlands

Mr. Trifone (Trifone Design) was present for the applicant. It is a single family home with two additions; one in the back, one in the front. All the work is outside the 50' buffer zone. All excess materials will be removed from the site. Everything disturbed will be loamed and seeded. The impervious cover calculations are on the plan; it appears they have taken credit for everything that is existing. Mr. Litchfield said they need to document that it was there prior to 1986. He will review the numbers and the date. While on the site walk, members noticed deposits of yard waste over the chain link fence on the intermittent stream side that needs to be removed and refrained from happening in the future. Mr. Trifone will inform his client. Mr. Beals made a motion to issue an Order of Conditions for 21 Mayflower Road and to include language for removing the debris; Ms. Guldner seconded; all voted in favor; motion approved.

Notice of Intent – 156 Pleasant Street; Map 56, Parcel 65 (DEP #247-1149)

Applicant: 156 Pleasant Street, LLC
Request: Construct two single-family homes
Jurisdiction: 100-foot buffer to bordering vegetated wetlands

James Tetreault (Thompson-Liston Associates) was in attendance. The proposal is to build houses on two lots at the north end of the property. There is a wetland around the pond on the site. Goddard

Consulting delineated the wetlands. They propose to tear down the existing house and construct a new house on each lot; there will be no work in the 15' no-disturb and 30' no-structure; silt fence and straw bales are proposed; soil testing was done. Mr. Young commented (1) that there were no numbers on the flags, and (2) the plan also shows a 1½:1 slope; the Commission does not endorse that. Mr. Tetreault said that was done to respect the 15' no-disturb area and it is an extremely impermeable area. Specific erosion control matting is proposed rated for a 1:1 slope. The Commission will want to see the flags numbers and the proposed location of the house staked out. Mr. Litchfield spoke to several neighbors about their concerns. There was some concern about clearing over the property line. Mr. Tetreault explained the location of the easement. Mr. Litchfield asked if there was any reason why they didn't they put an easement on the lot with the existing home and pull the driveway further away from the wetlands. The driveway is on the 30', and the grading is on the 15'. It would resolve the 1½:1 slope issue. Mr. Tetreault will do that. Mr. Litchfield said the developer damaged the road that was recently paved to the extent that there will be some conditioning in the Land Clearing Permit that will be before the Planning Board next week; some repairs will be required. The developer cannot cut into the road for the gas connection; propane will be used. Mr. Litchfield asked if the walls on the end of the building are to create a walk-out basement; Mr. Tetreault replied yes. He was asked if he could pull them back; he agreed to do that. Outstanding issues: flag numbers, stake location of the house, pull back driveway, damaged road. Mr. Beals made a motion to continue 156 Pleasant Street to August 13th; Ms. Guldner seconded; all voted in favor; motion approved.

New Business – None tonight.

Old Business:

Conservation Agent – Mia McDonald has been hired as the full-time Conservation Agent. Her start date is July 23rd pending a physical.

Mr. Dufresne said the Master Plan meeting was well attended with a wide range of people and very informative.

FYI – Abu Construction (construct a common driveway serving four lots with each lot containing a two-family dwelling unit on 222 West Main Street). Mr. Litchfield explained to the members the intent of the proposal. It is not jurisdictional to the Commission.

Request for Certificates of Compliance:

76 Lincoln Street; Map 75, Parcel 40, DEP File # 247-1078 – The remediation work started today and it appears they understand what has to be done (remove all the existing woodchips, put a better medium back in, replant the plants that came out along the outer edge that were mature).

Mr. Beals made a motion to issue Certificates of Compliance for the following: (1) 10 Blueberry Lane; Map 47, Parcel 85; DEP File #246-748, (2) 10 Blueberry Lane; Map 47, Parcel 85; DEP File #246-844, and (3) 40 Bearfoot Road; Map 29, Parcel 36; Mr. Baldelli seconded; all voted in favor; motion approved.

Other Business As May Legally Come Before the Commission

Liz Marcoux/Garden Club to discuss landscaping at Watson Park – Ms. Marcoux did not show. When she did call Mr. Litchfield, he informed her that a filing would be needed before any proposed work could be done.

Manny Lopes to discuss installing a dock and removing weeds at 96 Bartlett Street – Mr. Lopes did not show. Mr. Baldelli did speak with Yao Zhang and provided information on installing a deck. He explained to her that a path would have to be cut to gain access; the area is tough terrain; and there a lot of work involved in building and maintaining a dock. She will get back to him.

The next meeting was confirmed for August 13, 2018.

Mr. Beals made a motion to adjourn; Mr. Baldelli seconded; all voted in favor; motion approved. The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Melanie Rich
Commission Secretary