



TOWN OF NORTHBOROUGH Conservation Commission

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Approved
9/9/2019

Conservation Commission

Meeting Minutes

August 12, 2019

Members Present: Greg Young (Chairman), Kelley Marston, Wayne Baldelli, Todd Helwig, Tom Beals, Diane Guldner

Members Absent: Justin Dufresne

Others Present: Mia McDonald (Conservation Agent), see attached Sign-In Sheet

The Chair opened the regular meeting at 7:00 p.m. and made an announcement to mute cell phones and that the meeting is being recorded for transcription purposes.

Ms. Guldner read into record the hearing notice for the Notice of Intent application for 6 Rodney Terrace (construction of an addition and deck, grading and associated site work).

Mr. Helwig made a motion to approve the July 8, 2019 Meeting Minutes; Mr. Baldelli seconded; voted 5-0-1 (Ms. Guldner abstained); motion approved.

Notice of Intent – 6 Rodney Terrace; Map 64, Parcel 74

Applicant: Brad and Carolyn (Clopeck) Blanchette

Request: Construction of an addition to a single family home, deck, grading and associated site work.

Jurisdiction: Buffer zone to a bordering vegetated wetland.

Brad Blanchette (Owner) and Scott Morrison (EcoTec) were in attendance. Mr. Blanchette proposes to put a 177 square foot addition to the home. He is at the 16-foot no-touch; 45-feet away from no-structure; but because he is within the 100' wetland buffer he is before the Commission. The addition will be a full foundation. Erosion controls (silt fence and straw wattles) will be placed between the proposed addition and the wetlands. Mr. Helwig made a motion the close the public hearing; Mr. Beals seconded; all voted in favor; motion approved. Mr. Helwig made a motion to issue an Order of Conditions for 6 Rodney Terrace; Ms. Guldner seconded; all voted in favor; motion approved.

Other Business:

Informal Discussion: Open Space Committee Update (615 Howard Street; 26 & 0 Auger Avenue; 0, 0 & 0 Lincoln Street) – Ms. McDonald said 615 Howard Street is approximately 24 acres. The Bennetts, current owners, came in and discussed possible conservation and/or development of the property with the town staff; they would possibly like to sell the rear portion of the property to the town, about 19 acres. The Commission voted in June to get an appraisal. The appraisal that was done looked at the highest and best use of the property before the 19 acres is removed (estimated to be 4 buildable lots) and then after is it removed (1 buildable lot and 19 acres of protected open space;) this “before and after” appraisal value was \$390K. The Open Space Committee has to make the recommendation to purchase it. Mr. Young and Ms. McDonald walked the site with Keith Bennett. Mr. Baldelli asked about access to the back property. Ms. McDonald said there is currently no frontage available and would have to be granted through an access easement. Ashley Davies, member of the Open Space Committee, felt it was a fair evaluation. She said the “before and after” valuation is a more accurate way to value backland, when somebody donates property the IRS requires this method. Mr. Young asked if they carve out the front piece and sell it as a buildable lot; it basically shuts off the backside; there would be no access. Mr. Helwig thought the appraisal was very reasonable considering the location and the price. Mr. Baldelli suggested putting all the trails on the map when it comes time to present it and justify why we want to purchase it; make it an easier sell. Ms. McDonald suggested, if they are interested in pursuing it, ask the Open Space Committee to hold an emergency meeting to make the recommendation for purchase. The Commission cannot formally vote tonight; there needs to be a special meeting. Ms. McDonald suggested a joint meeting with the Open Space Committee as soon as possible and vote. Ms. McDonald will post a public hearing for 7PM on August 26th.

Appraisal Request: Vote to issue funds from Conservation Fund for appraisal for the following parcels:

26 Auger Avenue (Map 61/Parcel 11 (1.76 ac)

0 Auger Avenue (Map 61/Parcel 15 (21.26 ac)

0 Lincoln Street (Map 62/Parcel 8 (2.79 ac)

0 Lincoln Street (Map 62/Parcel 7 (3.9 ac)

0 Lincoln Street (Map 62/Parcel 4 (1.25 ac)

26 and 0 Auger Avenue have been put on the market for \$375K

0 & 0 Lincoln Street have been put on the market for \$325K.

26 & 0 Auger Ave is under agreement and may be closing on August 15th.

Mr. Helwig made a motion to allow appraisals, not to exceed \$6K, for 26 Auger Avenue (Map 61/Parcel 11 (1.76 ac), 0 Auger Avenue (Map 61/Parcel 15 (21.26 ac), 0 Lincoln Street (Map 62/Parcel 8 (2.79 ac), 0 Lincoln Street (Map 62/Parcel 7 (3.9 ac), 0 Lincoln Street (Map 62/Parcel 4 (1.25 ac) if the proposed private purchase deal for 0 Auger Avenue falls through; Mr. Beals seconded; all voted in favor; motion approved.

Request for Certificates of Compliance:

363 & 367 West Main Street; Map 81/Parcel 13; DEP File #247-1162 – Mr. Helwig made a motion to issue a Certificate of Compliance for 363 & 367 West Main Street, DEP File #247-1162; Ms. Guldner seconded; all voted in favor; motion approved.

Notice of Insignificant Project Change:

0 (aka 330 & 350) Bartlett Street; Map 67/Parcel 6-0; DEP File #247-1088 – Ms. McDonald said a second line of erosion controls was installed to prevent migration of sediment into the resource areas; the new line is outside the 15-foot no-touch buffer, but extends the current limit of work. She also stated the contractor and owner have been actively managing the site and responsive to all requests. The project change is to address the extension beyond the approved limit of work. Ms. McDonald has been visiting the site weekly and gave a full update of the project site and how stormwater is managed. Mr. Baldelli said they are reactive, not proactive. The Commission asked project representatives to attend the September meeting for a project update and to bring photos of the site. Mr. Helwig made a motion that the change is significant; Mr. Baldelli seconded; voted 5-1-0 (Mr. Beals opposed); motion approved. Ms. McDonald will inform the owner that an amendment is required for work outside the limit of work.

Correspondence was reviewed.

There was no current update regarding Davidian's lawsuit.

The hearing for Santo Anza took place. It is not yet determined if the drone footage will be allowed. The judge is reviewing the information submitted by Town Counsel.

It was reported that trees had fallen across the Assabet River behind 35 River Street. Ms. McDonald informed the abutters to work out the removal of the trees, advising that if they become dislodged, it will block the river and the culvert that runs under River Street. She wrote them a letter recommending that the two homeowners work it out and remove the trees. It is a private property matter. (Williams and Gallagher)

Other Business As May Legally Come Before the Commission

The Special Meeting is scheduled for August 26, 2019.

The next Regular Meeting is scheduled for September 9, 2019.

Mr. Beals made a motion to adjourn; Mr. Helwig seconded; all voted in favor; motion approved. The meeting adjourned at 8:33p.m.

Respectfully submitted,

Melanie Rich

Commission Secretary