



TOWN OF NORTHBOROUGH Conservation Commission

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**Conservation Commission
Town Hall, Conference Room B
Meeting Minutes
February 10, 2020**

Approved
3/9/2020

Members Present: Greg Young (Chairman), Todd Helwig, Diane Guldner, Justin Dufresne, Wayne Baldelli

Members Absent: Kelley Marston, Tom Beals

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 applications for 200 School Street (proposed Water Department building); and 400 Cedar Hill Street (proposed indoor/outdoor soccer facility).

Mr. Helwig made a motion to approve the January 14, 2020 Regular Meeting Minutes; Ms. Guldner seconded; voted 4-0-1; motion approved (Mr. Dufresne abstained).

Notice of Intent – 200 School Street; Map 84, Parcel 21

Applicant: Scott Charpentier, Director, Northborough Department of Public Works

Request: Proposed construction of a new Water Department Building, restoration of wetland resource areas and associated site work.

Jurisdiction: Buffer to and restoration of wetland resource areas.

Scott Charpentier (DPW Director) and Megan McDevitt (Woodard & Curran) were present. Proposed is a second building at the Water/Sewer Garage. The existing 2,400 square foot building houses office space, sanitary facilities, and utility response vehicles; the new equipment that has been purchased is currently stored outside and needs to be inside. The proposed pre-fabricated metal building will be 2,560 square feet. They hope to obtain funding at town meeting for the building; site work will be done by the town; students from Assabet Valley Technical High School will do the indoor outfitting. Ms. McDevitt said they plan to restore approximately 3,800 square feet of wetlands that were filled at an unknown date and the fill was discovered during test pit exploration for the proposed site design. The new building will be in the location of the existing gravel yard; it will be paved around it. The impervious area will be reduced by making the gravel yard smaller; there will be phased erosion controls. Mr. Dufresne asked if there were any water quality improvements for the new parking area. Mr. Charpentier said everything sheet flows off to two grass areas; the existing leaching basin will be removed; the proposed roof will pitch to an infiltration trench in the back.

A DEP File Number was issued with a comment about restoration; they would like to see a monitoring plan submitted. Mr. Charpentier said the goal is to build July-October; students

finish the work January-May; and June-July they would be moving into the new building. Mr. Charpentier requested that town staff (the Conservation Agent) conduct the monitoring.

Melinda Kement (305 Brigham Street) asked if there would be new roads for access and was told no. She asked if there would be any work on the west side closer to the well; Mr. Charpentier said no work proposed. She also asked what the plans for lighting are and was told wall packs are proposed that only shine down over the doors. Patty Johnson (287 Brigham Street) asked if any more trees would be removed and was told no. Mr. Helwig made a motion to close the public hearing; Mr. Dufresne seconded; all voted in favor; motion approved.

The Commission discussed special conditions to include the monitoring plan and boiler plate restoration conditions. Mr. Helwig made a motion to issue an Order of Conditions for 200 School Street subject to the boiler plate restoration conditions and the monitoring plan; Mr. Baldelli seconded; all voted in favor; motion approved.

Notice of Intent – 400 Cedar Hill Street, Map 67, Parcel 4

Applicant: Brian Mazar, New England F.C.

Request: Proposed construction of an indoor/outdoor soccer facility with associated offices, parking, stormwater management facilities, utilities and associated site work.

Jurisdiction: Buffer to wetland resource areas.

Rick Riccio, Field Engineering was present. The location is at the intersection of Bartlett Street and Cedar Hill Street. The Commission reviewed the site last year for a possible sewer extension; the wetlands were delineated as part of that and the approved wetland delineation is included in that Order. Ms. McDonald's comments were incorporated into the erosion control plan. The plan includes a half size outdoor soccer field; fenced AstroTurf; lighted field; and building with offices. Revised plans pull the erosion control barrier to the 30-foot barrier; a phasing plan is included. There is a 3-foot retaining wall outside of the 35-foot no structure and a 3:1 slope. Ms. McDonald said DEP has not yet issued a file number. Mr. Young said would like to see them remove additional parking spaces to keep them further away from the 35-foot no structure. With regard to parking, Mr. Riccio said the Zoning Bylaw does not define the number of spaces for the field; it will be discussed when they meet with Design Review this week; they will be meeting with the Planning Board in March.

Roof runoff will sheet flow to a crushed stone infiltration trench with a perforated pipe to take overflow to a large infiltration basin on the southern portion of the building. All paved surfaces will flow through a CDS water quality unit sized for 80% TSS removal, through a sediment forebay to infiltration basins. Water from the field goes to an infiltration bed underneath the Astro-Turf which will infiltrate into the ground. There is a drain manifold along both sides which would tie into the drainage system and go to the basin.

Total alteration of the site is just over five acres. The site layout plan was updated to include the snow storage areas and notes; 88 parking spaces are needed for the field and 26 parking spaces are needed based on the Zoning Bylaw. Mr. Dufresne asked if the "A" soils were from

NRCS; Mr. Riccio said soil tests had not been done yet. Mr. Dufresne commented that the access point is close to the intersection and asked if it was an enter only. Mr. Riccio said it will probably be an enter only; it will be discussed at the Design Review. Mr. Dufresne asked if the basins had outlet control structures. Mr. Riccio said there is not a structure, but there is an emergency overflow a foot below the proposed berm; a pipe could be installed if the Commission feels it is a concern. They are exempt from going to Groundwater Advisory Committee because of the use (non-profit educational). Ms. McDonald recommended that if the DEP doesn't request soil borings soil, that the Commission request them under the field and basins to confirm adequate depth to groundwater. Lighting will have a scheduled timer; musco lighting focuses on the field only. Mr. Helwig made a motion to continue the public hearing; Mr. Dufresne seconded; all voted in favor; motion approved.

Requests for Certificate of Compliance:

80 Lawrence Street, Map 110, Parcel 9, DEP File #247-0691 and 80 Lawrence Street, Map 110, Parcel 9, DEP File #247-0808 – Desheng Wang (Creative Land and Water Engineering) was present; work began in 2003. At that time the entire parcel was known as 80 Lawrence Street, but has since been divided and is currently 86 Lawrence Street. The Orders of Conditions are for 80 Lawrence Street. Ms. McDonald did a site inspection in 2014; it was complete; they were waiting for grass to grow in. She asked Mr. Wang if he had any permits from Groundwater or Earth Removal. He said at that time he did not believe it was required. Ms. McDonald said each of the basins has a micropool and a sediment forebay; the elevations are not shown on the as-built plan. She would like to see the detail on the elevations shown on the as-built plan before issuing a Certificate of Compliance. Mr. Helwig made a motion to issue a Certificate of Compliance pending administrative approval of the as-built plan by Ms. McDonald; Ms. Guldner seconded; all voted in favor; motion approved.

Enforcement Order: 249 Green Street (Map 21, Parcel 2; DEP File #247-1126) – Ms. McDonald is continuing to visit the site; it is being maintained.

Vote to Accept Land Donation (0 Green Street; Map 20, Parcel 45) – Ms. McDonald received a letter from the attorney for Andrew Silver; the title search is being reviewed by Town Counsel; no action needed at this time.

Informal Discussion (Disc Golf) – Steve Dakai and Kelly Scangus were in attendance. They have applied for funding from Community Preservation. Holes 1-3 were moved across from the pond to the land area located between the Senior Center Driveway and Edmunds Way; they are 40-50-feet away from the wetlands; there will be no disturbance to the wetlands. Mr. Dakai said there are two trees (above what they were approved to remove) they would like to remove (a honey locust and a pine tree) in the woods on the rear of Edmund Hill. They are asking permission because they are on Conservation land. The members agreed to allow the removal of the two trees; the new holes will fall under the existing Determination. The Commission will donate two signs "Wetlands Area – Do not disturb" to be posted on trees. Mr. Helwig made a motion that the scope of work falls under the existing Determination of Applicability; Ms. Guldner seconded; all voted in favor; motion approved.

Correspondence was reviewed.

Ms. McDonald said the Solomon Pond Association is meeting Tuesday; the abutters to the pond continue to review to decide if they want public access.

Other Business As May Legally Come Before the Commission

The next meeting regular meeting was scheduled for March 9, 2020.

Mr. Baldelli made a motion to adjourn; Ms. Guldner seconded; all voted in favor; motion approved. The meeting adjourned at 8:52 p.m.

Respectfully submitted,

Melanie Rich
Commission Secretary