



TOWN OF NORTHBOROUGH Conservation Commission

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APPROVED
2/10/20

**Conservation Commission
Town Hall, Conference Room B
Meeting Minutes
January 14, 2020**

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

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 applications for 5 Goddard Road (proposed contractor garage & office with associated parking and site work); 0 & 301 Bartlett Street (proposed warehouse/distribution center with associated parking, infrastructure and site work); 10 Carriage Hill Road (tree removal, placement of shed & playset and associated site work)

Mr. Helwig made a motion to approve the December 9, 2019 Regular Meeting Minutes; Ms. Marston seconded; voted 5-0-1; motion approved (Ms. Guldner abstained).

Ben Newman (Eagle Scout) attended. His project is to modify the Chapin Canal Trail on Hudson Street. The Commission previously approved the project. Mr. Newman is looking for written permission to do the project, receive payment for supplies (estimated at \$150), and obtain a signature from a beneficiary. Having previously been discussed and having no issues, Ms. Guldner made a motion to approve Mr. Newman's request for up to \$200 to fulfill his project; Mr. Baldelli seconded; all voted in favor; motion approved. Ms. McDonald will write a letter saying that the Conservation Commission through the Trails Committee has given permission to perform maintenance on the trails located on that site.

Abbreviated Notice of Resource Area Delineation – 75 Ridge Road; Map 65, Parcels 88 & 89

Applicant: Downeast Building & Development, LLC

Request: To confirm the wetland boundaries as shown in the submitted plans.

Jurisdiction: Various wetland resource areas including, but not limited to: land under water, bank, bordering vegetated wetlands, isolated wetlands.

Rich Kirby (LEC Environmental Consultants) on behalf of the applicant was present. LEC delineated the vegetated wetlands last fall; the flags extend around the peninsula. He believes the intent is to follow up with a Notice of Intent with the design for the site after establishing the resource areas. They would like to come back before the Commission informally for feedback once the concept plan is developed. DEP comments said there is Bordering Land Subject to Flooding and a Bank located on the parcel. Ms. McDonald spoke with Mr. Kirby who said the BVW encompasses all of the bank. It should be noted in the Order of Conditions that the Commission would only be approving the BVW and Isolated Vegetated Wetland line; it does not include any other resource area. Mr. Helwig asked if some of the resource areas could be delineated but not all of them. Mr. Kirby said it is not uncommon during an ANRAD process; Ms. McDonald agreed. They may delineate other areas in the future. Mr. Helwig made a motion to issue an ARAD for 75 Ridge Road for only the Bordering Vegetated Wetland and Isolated Vegetated Wetland shown on the plan; Mr. Beals seconded; all voted in favor; motion approved.

Notice of Intent – 5 Goddard Road, Map 17, Parcel 8

Applicant: Lawrence Wheeler, Jr
Request: Proposed contractor garage and office with associated parking and site work
Jurisdiction: Riverfront area and buffer to wetland resource areas

Mr. Helwig recused himself from the matter. Justin, Brad and Lisa Wheeler along with Mike Sullivan (Connorstone Engineering) were in attendance. The applicants are hoping to move their business from Berlin to Northborough. The property under agreement is 2.3 acres. Mr. Sullivan explained the disturbances in the buffer areas. The building for the equipment is approximately 9,400 square feet; utilities will come from Goddard Road; the electric will be in the rear of the property underground. Mr. Sullivan showed the area where they will use recycled asphalt which will sheet flow to a swale that overflows into a forebay of the infiltration basin, and the portion of the parking lot where it will be directed to deep sump catch basins. He further explained the grading, proposed stormceptor and roof drain. Mr. Young questioned the vehicles that will be parked in the back and how will fluids leaking off of them not get into the wetlands. Mr. Sullivan said the recycled asphalt is an impervious material. There will be a polymembrane underneath it; one of the requirements from the Groundwater Advisory Committee and Planning Board is that the gravel needs to be tested if there is a noticed spill or on an annual basis. The open space requirement is 25%; they are proposing 43%. Erosion controls will be straw wattles and silt fence around the entire site; silt sacks and straw bales will be used around the catch basins. Mr. Baldelli commented that with recycled asphalt there is not a channeled piped drainage system that will capture everything. Mr. Sullivan clarified that it flows into the swale and goes through the check dams into a dropped manhole that goes into the forebay of the infiltration system. Mr. Sullivan said if the Commission would like a spot check at a different location with Ms. McDonald supervising, that would not be a problem. Mr. Baldelli felt the forebay would be the logical spot for a soil test; Ms. McDonald will look into some testing specifics.

Mr. Young talked about the letter from Saint Gobain expressing some opposition which said in part that “Viewing Wheeler’s existing site in Berlin, it does not provide comfort that relocating this operation to the proposed site in Northborough is a good idea”. Mr. Young asked what they were talking about. Mr. Wheeler said they did not know; they did give anyone permission to do a site visit. He thought perhaps because there are trucks and trailers outside an observer did not like the appearance. They are required to have a floor drain in the building. An MDC gas trap is proposed outside that will discharge and tie into the sewer; there will be no connection between anything inside the building and the groundwater. Snow storage is required to be on the plan.

Ashley Coffey (Mirick O’Connell) attended representing Saint Gobain. She said they own the property adjacent to and across Goddard Road. Mr. Young asked why they did not want the applicant there from a Conservation perspective. Ms. Coffey said they are concerned about the wetlands, riverfront areas and well water supply. Ms. McDonald noted there are not Riverfront Areas on the parcel. Mr. Beals made a motion to continue the hearing to the next meeting; Ms. Marston seconded; voted 5-0-1 (Mr. Helwig abstained). The next Commission meeting is on February 10th; a quorum will not be met. A Special Meeting was scheduled for February 3rd for 5 Goddard Road only.

Notice of Intent – 0 & 301 Bartlett Street, Map 51/Parcel 3 and Map 66/Parcel 16

Applicant: Israel Lopez, The Gutierrez Company
Request: For proposed construction of a 150,900 s.f. warehouse/distribution center with associated parking area, truck loading bays, access drive, grading, surface infiltration basins and drainage structures, utilities, lighting, landscaping and associated infrastructure and site work.

Jurisdiction: Riverfront area and buffer to wetland resource areas.

Mr. Young announced for the record that Amy Poretsky will be recording this portion of the meeting. David Robinson (Allen & Major Associates) along with Israel Lopez (The Gutierrez Company) were present. There are two parcels involved, the larger one (Map 51/Parcel 3) is 59 acres north of the Wachusett Aqueduct; to the south is Map 66/Parcel 16 (301 Bartlett). There is a crossing at a right-of-way over the aqueduct. Proposed is a 150,900 square foot industrial warehouse with associated truck loading area, standard parking area, access drive, landscaping, surface drainage basins with water quality units. Initially proposed was a 190,000-200,000 square foot warehouse which pushed further into the riverfront area and the wetlands to the north and east of the site. They reduced the scale of the project to 151,000 square feet to pull the proposed disturbances away from the 100-foot inner riparian area, away from the wetland buffers; the building was notched which further reduced the impacts to the resource areas. Nothing is proposed within the 100-foot inner riparian area. The building will be serviced by municipal water both domestic and for fire services, private electric and gas, there will be a sewer force main. The wetland delineation was confirmed with Ms. McDonald in November prior to snow fall; minor adjustments were made to Flags 142-144. Three basins are proposed; two water quality units are proposed. To date, no DEP file number or comments have been received. Staff comments were addressed; a wildlife habitat evaluation will be required; slopes will be stabilized with riprap; a phasing plan will be provided. Mr. Helwig felt the project was aggressive. Mr. Robinson said approximately 10+ acres of Conservation Restriction land is proposed. With regard to the trail crossing, there is currently a 6-foot crossing with pedestrian signs; they are working to obtain an 8m permit from the MWRA for their access to the cross aqueduct with their driveway over their existing right-of-way; steps/stairs will be needed along the slope for the trail to cross the driveway. Snow storage will be away from the wetlands (it needs to be included it on the plan). Lighting will be LED lights on poles with concrete bases, some lighting on the building. Mr. Baldelli asked if there could be passive lighting. Mr. Robinson said lights are shielded away from property lines. Mr. Baldelli felt they could minimize the lighting for the neighborhood and adjacent properties. The Commission has a concern about lighting and the impact on wildlife. A memo will be sent to the Planning Board expressing their concern and the impact of lighting on wildlife and would like alternative lighting methods that are less intrusive to the surrounding areas. Issues to be addressed for the next meeting: wildlife habitat evaluation plan, phased plans, snow storage plan and additional information in the stormwater report. Mr. Helwig made a motion to continue the hearing to the March 9th meeting; Ms. Guldner seconded; all voted in favor; motion approved.

Notice of Intent – 10 Carriage Hill Road, Map 37, Parcel 58, DEP File #247-1174

Applicant: Joshua Roch

Request: For proposed removal of trees and the placement of a shed and play set and associated site work.

Jurisdiction: Buffer to wetland resource areas

Nicole Hayes (Goddard Consulting) was in attendance. The tree clearing, proposed shed and play set are all outside the 35-foot buffer zone. The four red maples within the 25-foot no disturb will remain. Having no issues, Mr. Helwig made a motion to 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 10 Carriage Hill Road DEP#247-1174; Mr. Beals seconded; all voted in favor; motion approved. The trees to be removed within the 100-foot buffer should be marked and the erosion controls inspected prior to work beginning.

Enforcement Order (249 Green Street) Map 21, Parcel 2, DEP File #247-1126 – Site visits are being conducted weekly or more often; erosion control barriers need maintenance. Ms. McDonald said there

has been no recent activity. She has sent notification to the owner and contractor with a request to walk the site with them and that the erosion controls need maintenance and is awaiting a response.

Requests for Certificate of Compliance:

291 Hudson Street, Map 35, Parcel 43, DEP File #247-1164 – Mr. Helwig made a motion to issue a Certificate of Compliance for 291 Hudson Street; Mr. Baldelli seconded; all voted in favor; motion approved.

68 Northgate Road, Map 95, Parcel 104, DEP File #247-528 – Mr. Helwig made a motion to issue a Certificate of Compliance for 68 Northgate Road; Mr. Beals seconded; all voted in favor; motion approved.

383 Whitney Street, Map 19, Parcel 59, DEP File #247-1151 – On hold.

124 Howard Street, Map 44, Parcel 93, (fka Lot 3 at 110 Howard Street, Map 44 Parcel 30,) DEP File #247-1124 – On hold.

Vote to Accept Land Donation – 0 Green Street (Map 20, Parcel 45): The attorney is in the process of preparing a formal letter for the Commission to accept.

Correspondence was reviewed. Ms. McDonald provided an updated contact list for the members.

A letter was received from Division of Fisheries and Wildlife regarding CR inspections; Ms. McDonald asked to be notified so she can attend inspections.

Mt. Pisgah Trail was discussed. Ms. McDonald will contact the Trails Committee and request more boardwalks on the wet areas on Sparrow Trail.

Revisiting forest management for the Mt. Pisgah property was discussed. Ms. McDonald will follow up by getting cost estimates and logistics from the state as well as contacting Mass Fish and Wildlife in Westborough and the DCR state forester.

The MACC Conference is February 29th. Mr. Young will attend; Ms. Guldner and Mr. Baldelli may attend.

Ms. Marston mentioned that 14 Increase Ward will be going up for sale in the spring.

Other Business As May Legally Come Before the Commission

A special meeting was scheduled for February 3, 2020 for 5 Goddard Road.

The next meeting regular meeting was scheduled for February 10, 2020.

Mr. Baldelli made a motion to adjourn; Ms. Guldner seconded; all voted in favor; motion approved. The meeting adjourned at 9:54 p.m.

Respectfully submitted,

Melanie Rich, Commission Secretary