



**Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019**

**Meeting Minutes
Wednesday, March 13, 2024
Meeting In-Person and Via Zoom**

Members Present:

Mike O'Herron, Chairman
Neal Standley, Vice Chairman
Arianne Barton, Member
Noel Lioce, Member
Steven Kohler, Member
Don Coelho, Member
James Clancy, Member

Other Officials Present:

Hannah Crawford, Conservation Administrator
Tina Griffin, Recording Secretary

Chairman, Mr. Standley called the meeting to order at 7:00 pm.

Public Hearing Continuation: "0" Maple Street (Maplegate)

Hearing Time: 7:00 PM

Project Description: Installation of an electrical line as part of the "Proposed Solar Array – Parcel 3" project on the above referenced subject parcel located within the 100' Buffer Zone to Bordering Vegetated Wetland

Application Type: Notice of Intent

Applicant: Daniel Serber, 177 Huntington Avenue, Boston, MA 02115

Representatives: Daniel Wells, LEC Environmental Consultants, Inc., 380 Lowell Street, Wakefield, MA 01880

Greg DiBona was present at tonight's meeting, on behalf of the applicant and let members know that on February 21, 2024, he sent in a revised set of plans with responses that correlate to items discussed at the last meeting. There were some areas of clearing that the applicant reviewed to make sure everything was noted appropriately. There were also erosion control barriers that were revised, and an area of four trees that would be removed and replaced is now shown. Notes were added for the invasive species, and for plant material to be removed. Additional information was added regarding limitations of trying to maintain the work being done at the driest season of the year.

Peer reviewer Matt Burne from BSC Group, Inc. was present and let the applicant and members know that he is currently satisfied, and in agreement with Recommendations and potential Special Conditions that are in the letter provided by Mr. DiBona. You may need to go back and listen to Matt's comments. I know he specifically brought up some details on one of the site plans that was confusing and requested for them to clear it up. It was under Comment 8 of his peer review.

Ms. Barton asked for a modified plan to be provided to the Commission, so that it is shown as the Final Plan, prior to acceptance by the Commission. Mr. DiBona let members know that he will be meeting with the Planning Board on March 28, 2024, and would like to meet with the Conservation Commission prior to that day, in order to provide members with an updated Final Plan.

Ms. Barton made a motion to continue this Hearing until Wednesday, March 27, 2024, at 7:00 pm and to prepare the Order for signatures at that time, pending receipt of the updated plan. Motion was seconded by Mr. Kohler and the voice vote passes unanimously.

Before opening this Public Hearing, Mr. Standley stated that he had owned 9 Bliss Road approximately 7 years ago and that he doesn't have any financial or emotional attachment to this request.

Public Hearing: 9 Bliss Road

Hearing Time: 7:15 PM
Project Description: Septic Repair to an Existing Septic System
Application Type: Notice of Intent
Applicant: Amy Hollis, 9 Bliss Road, Bellingham, MA 02019
Representatives: Margaret Bacon, Allen Engineering & Associates, Inc., 140 Hartford Avenue East, Hopedale, MA

Jonathan Scanlon and Margeret Bacon, from Allen Engineering, Inc. were both present for tonight's meeting and provided information about the proposed septic repair at 9 Bliss Road. Ms. Bacon is a Wetland scientist and did review the Wetlands on this project. A plan was presented and shared with members present in order to show the Wetland area along the edge that wraps around and breaks apart at the end of the neighborhood. The existing septic system is located in the back of the property and is being proposed to move to the front of the property. The Board of Health has been out to see the project and has approved the Plan. There will be a small 2' wall installed, in order to help for grading. Erosion control will also be placed to follow that area and will connect to the fence.

All variances requested on the plan were approved by the Board of Health. Variances consisted of a property line variance, foundation variance, inground swimming pool variance, and the distance to groundwater variance. The groundwater variance is set to 38" of fill. The property line on the front and side has been reduced, as well as the distance to the foundation and from the swimming pool. This will be a raised system with a pump chamber, due to the groundwater elevation. There would be work completed within the 100' buffer zone, without any being needed in the 50' buffer zone.

Ms. Bacon let members know that per Title V, when a pump system is installed, the tank is to hold at a minimum of 24-hours if there was a power outage. The typical residential system has a 1,500-gallon tank and a 1,000-gallon pump chamber, which would be installed at this address.

The current system has failed Title V testing and needs to be replaced as soon as possible. Commission members further discussed the situation at this address, and variances that the Board of Health has approved.

Ms. Lioce made a motion to accept the septic system repairs and issue the Order of Conditions, as presented. Motion was seconded by Mr. Kohler and the voice vote passes unanimously.

Public Hearing: 159 Blackstone Street

Hearing Time: 7:30 PM
Project Description: Septic Replacement
Application Type: Notice of Intent
Applicant: Michael Savard, Lakeview Building & Remodeling, 31 Bellingham Road, Blackstone, MA 01504
Representatives: Bruce Wilson, New England Environmental Design, LLC., 248 Elm Street, Blackstone, MA 01504

Bruce Wilson from New England Environmental Design was present on behalf of the applicant, to discuss the septic replacement needed at 159 Blackstone Street. There is a Wetland to the rear of the property which Mr. Wilson recently had reflagged. Due to the groundwater being fairly high in that location, a Presby system will be used, which allows a remedial use of 2' to groundwater, which was a local upgrade approval received from the Board of Health. The current system will be decommissioned, filled in, and returned to lawn area in the backyard. The new system will be installed in the front yard, towards the right side of the driveway. Everything would be installed according to grade, and any additional filling wouldn't be needed. The topsoil and subsoil in that location of the system will be removed from the site and taken off the property. Sewer gravel with septic sand would then be put in place with the proposed Presby system. This is a 3-family house that is being designed with the proposed system because of the high water table.

Commission members were aware of this property being previously cleared up to the silt fence in which a considerable amount of work was done in the buffer zone, without a permit. Mr. O'Herron let members know that he has been by the site and can see that all vegetation was stripped right to the edge of the stream. It appears that a perennial stream in that area flows under the driveway of the adjacent property. The stream then appears to flow down to the bottom of the intersection at Saddleback Hill Road and Blackstone Street, which makes it within a few feet from the silt fence to the actual stream bed. Before this clearing was done there was thick growth used for vegetation as a buffer in that area. There is no longer any protection in that area due to the stream being negatively impacted. This area was completely stripped without contacting or meeting with the Conservation Commission.

Mr. Standley let Mr. Wilson know that the area will need a fence installed, in which the Commission will decide where it will be going. The edge of the Wetlands will need to be reforested and replanted native species. Those items will be placed into an Order, in lieu of an Enforcement Order on the property. In addition, Commission members will review historical photos in order to see if the area disturbed would be further determined. Mr. Wilson was also told that he would need to provide the Commission with a drawn-up restoration plan for the area. Commission members will be on a site walk this coming Saturday and some members will review the area prior to Saturday.

Mr. Wilson stated that in the meantime he will research what was previously vegetated and provide a markup of the plans to be given to the Commission for review. Mr. Standley replied that Commission members will review the updated draft of plans to determine what would be accepted as a part of repair.

Mr. Kohler made a motion to continue this Hearing until Wednesday, March 27, 2024, at a time to be determined. Motion was seconded by Ms. Barton and the voice vote passes unanimously.

Public Hearing: "0" Maple Street

Hearing Time:	8:00 PM
Project Description:	Proposed 19,525 sf. Industrial Style Building, Parking Areas, Three Proprietary Treatment Devices, and 2 Subsurface Infiltration Systems
Application Type:	Notice of Intent
Applicant:	Rich Gordon, Maple Street Development LLC., 330 Hopping Brook Road, Holliston, MA 01746
Representatives:	Shane Oates, Independence Engineering LLC., 33 Commercial Street, Raynham, MA 02767

Shane Oates from Independence Engineering was present at tonight's meeting and shared his screen with members to show the permitting plan for an industrial style building and parking area. A perennial unnamed stream was shown on the plan that runs towards the western portion of the site. In addition, the plan showed an annual high water flagging area, the limit of BVW areas, and a few buffer zones that were notated. There is a small amount of work proposed to be done within the 100' buffer zone and nothing proposed to be within the 50' buffer zone. The plan being shared shows the area where a building would be constructed, as well as parking spaces in the front of the site. There would be a number of retaining walls built on the perimeter of the site due to a lot of fractured ledge on site which should be easy to remove, and then outdoor walls would be able to be installed. There will be a waiver requested from the Planning Board, due to the small number of vehicles that would be utilizing them. There would be 2 truck bays installed at the rear of the building, along with a utility room. The proposed grading and drainage plan shows the runoff of the site would be contained at the property. All runoff storm events would be reduced by almost 15% in the 100-year storm. All on-site impervious areas that aren't going directly into Maple Street will be treated with storm scepters, in which two would be in back of the property, and one in the front parking lot. The storm scepters will collect the runoff and treat it, which would then have all the runoff go into underground storage chambers. The underground chambers are sized to accommodate the 100-year storm event, and any overflows would utilize these storm scepter areas. The runoff heading towards the Wetland would be reduced by 15% and it would be very clean water that leaves the area. A proposed septic system has been designed and will be reviewed by the Board of Health before the project would be approved to move forward.

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As far as snow storage, there is an area in the back of the site that isn't encumbered by any retaining walls and might be used for small amounts of snow. There wouldn't be a large amount of pavement on site that would require snow removal. However, snow from larger storms would be removed off site.

As far as plantings are concerned, there would be some junipers towards the center in order to change the look of the lawn. There are some native shrubs, tree plantings, and azaleas in the front of the property. If Commission members would like additional plantings in that area, the applicant would possibly be able to accommodate some requests.

The TSS removal with two of the storm sceptors is 98% and one if them is 97% due to there being such a small area of impervious surfaces going towards them. With the building being the majority of impervious surfaces, rain would be collected through roof leaders and will would go towards the recharge system that is considered to be clear runoff. All roof leader tie-ins would go towards the infiltration facility that is in back of the property.

Mr. Standley let the applicant know that the Commission would need an O&M Plan on the storm scepter maintenance of the system. Mr. Oates stated that he has that information in the stormwater report and will provide Ms. Crawford with those documents. There is currently an O&M Plan available which shows environmental protection in place, as well as maintenance guidelines for the developer which will be provided to the Commission.

Some soil testing for the septic system was completed a couple of years ago with a previous agent. Testing for the drainage had already been done as well, but more will be done shortly due to relocation of the drainage system. More test spots will be done within the limits of the basins.

Commission members let Mr. Oates know that they will be going out to see the site on March 23, 2023, if the flags have been updated prior to then.

Mr. Kohler made a motion to continue this Public Hearing until April 10, 2024, at 7:00 pm. Motion was seconded by Ms. Barton and the voice vote passes unanimously.

Public Hearing Continuation: 217 Hartford Avenue

Hearing Time:	8:00 PM
Project Description:	700,000 sf warehouse BVW, Bank, Land Under Water Impacts under WPA with mitigation 39,358 sf. Isolated Wetland & Vernal Pools under Bylaw with mitigation
Application Type:	Notice of Intent
Applicant:	Jeffrey Curley W/S Bellingham IV Associates LLC 33 Boylston Street Chestnut Hill, MA 02467
Representatives:	Brian Madden LEC Environmental Consultants, Inc. 100 Grove Street Suite 302 Worcester, MA

A Public Hearing Continuation for 217 Hartford Avenue will be moved to the March 27, 2024, meeting date.

Public Hearing: 85 Mendon Street

Hearing Time:	8:00 PM
Project Description:	Proposed Lucille's Steakhouse within the 100' buffer zone to a BVW
Application Type:	Notice of Intent
Applicant:	Paul & Julie Rogers, 85 Mendon Street, Bellingham, MA 02019
Representatives:	Michael Dryden, Allen Engineering & Associates, Inc., 140 Hartford Avenue, Hopedale, MA 01747

A Public Hearing Continuation for 85 Mendon Street will be moved to the March 27, 2024, meeting date.

Public Hearing Continuation: Blackstone Street and North Street

Hearing Time: 8:00 PM
Project Description: Twelve 3-unit townhouse buildings, stormwater management system
Application Type: Notice of Intent
Applicant: John Mshooshian, Raven Homes, Inc., 22 Buckhill Road, Northborough, MA 01532
Representatives: Ryan Roseen, Goddard Consulting, 291 Main Street, Suite 8, Northborough, MA 01532

Mr. Roseen from Goddard Consulting has requested a meeting continuance due to some ongoing conversations they are working on with other Boards and Departments for this project.

Ms. Barton made a motion to continue the Hearing for the Blackstone Street and North Street project until Wednesday, March 27, 2024, at 7:00 pm. Motion was seconded by Ms. Lioce and the voice vote passes unanimously.

General Business

160 Mechanic Street - Request Bond Release

Ms. Crawford recently did a site visit at 160 Mechanic Street and let members know that the badges she had provided to the owner haven't been installed yet. Commission members were notified about another site visit that will be done and if members want to attend they could meet at that location on Saturday, no later than 8:30 am.

This was a 3-year monitoring period on a Wetland replication that was done, which was an extensive creation of new Wetland. The Order of Conditions and all documents needed by the Conservation office have been completed and provided to Ms. Crawford.

The Bond Release would be completed once the site walk is done on Saturday, which will be to make sure that nothing else needs to be completed, prior to releasing.

91 Paine Street

Ms. Crawford did a site visit with the DPW due to flooding that is taking place at this property. A retention pond on the other side of the road is part of the New England Country Club property, and there is drainage under the road which ends up flooding this property. The underground pipe might be possibly broken due to the fact that water makes it across the street and then just pools into this yard.

This location is not jurisdictional to the Commission until a proposal to do work in the buffer zone is provided by the DPW. The DPW is anticipating the possibility of replacing the pipe that is causing the issue and would come before the Commission if that work would need to be done.

Fox Run Road

Ms. Crawford let members know that she has been in contact with the peer reviewer regarding the water flow that has been brought to the Commission's attention by residents of Fox Run Road. Once the peer reviewer provides a proposal to the office, Ms. Crawford will discuss the peer review funding source with the Town Administrator and update the Commission after that takes place.

OOO Extension – Lake Hiawatha

Commission members were in agreement to extend the Order of Conditions for Lake Hiawatha in order for them to continue their vegetation management plan. Ms. Crawford will provide the applicant with approval information from the Commission.

236 Blackstone Street COC

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Ms. Crawford let members know that she did a site visit at 236 Blackstone Street today in regard to the seller recently contacting the office and requesting a partial certification of the septic system installation in order for escrow funds for this project not be lost.

There has been stabilization of the lawn since the system was replaced and grass is starting to grow, but slowly, due to it still being winter months. There is a thick layer of grass that was left in place around the outer perimeter of the yard, and the other areas do appear to be slowly moving in the right direction.

Ms. Liocce made a motion to sign a partial Order release for work done at 236 Blackstone Street. Motion was seconded by Mr. O'Herron, and the voice vote passes unanimously.

Minutes

Commission members will be reviewing the most recent sets of meeting minutes and will provide approval or changes for them at the next Conservation meeting.

Adjourn

Mr. O'Herron made a motion to adjourn the meeting at 9:22 pm. Motion was seconded by Mr. Kohler and the voice vote was unanimous.

Respectfully Submitted,

Tina M. Griffin

Tina M. Griffin
Recording Secretary