

**Conservation Commission Minutes – October 24, 2019  
at 6:30 PM in the Council Chambers on the Second Floor of the Municipal Office Building,  
66 Central Square, Bridgewater, Massachusetts**

**Attendees:**

Present: Marilyn MacDonald, Chair; Harry Bailey, Vice-Chair; Eileen Prisco, Member, Steven Solbo, Environmental Planner, Azu Etoniru, Town Engineer; Jasmin Farinacci, Executive Assistant

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**6:30pm – Old Business**

- Notice of Intent – South Farm Estates, Map 125, Lot 89 **(Michael J. Koska & Associates)**

Present before the Commission: Michael Koska, Michael J. Koska & Associates

Mr. Koska states that the last time they were present before the Commission one of the issues was that instead of two equalizer pipes that a box culvert be done. The plan has been revised to reflect that change. At the last discussion the applicant had offered conservation restrictions leaving the bulk of the area open to fishing, hunting, and recreation. Chairman MacDonald states that she had reviewed the plans and the Conservation Restrictions offered and has no further questions at this time. Mr. Etoniru states that at the last hearing the information that was submitted was reviewed and a meeting was held before the Planning Board as well. Solid fill of the wetlands was not requested, which was the reason for the request of the culvert in order to have a proper balance of the wetlands on both sides of the crossing. The hydraulics had been revised previously and meet the requirements. Mr. Etoniru states that prior to any work the land should be controlled either as part of the Town or as a Conservation Restriction. Mr. Etoniru recommends not accepting an easement because easements are still owned by others and could cause complications. Mr. Solbo states as far as standards of the Wetlands Protection go it meets all performance standards as far as he is concerned and recommends the commission approve the project as it is submitted.

Present before the Commission: Robert Mello, 1905 South Street

Mr. Mello states there is a potential vernal pool near where the cul-de-sac is proposed to be located and is unsure if the Commission has had an opportunity to see it. Mr. Mello states that he believes the applicant had upland access to this site prior to construction of a previous lot. Mr. Mello states he is concerned with the act under which this filing has been made. Mr. Mello states that there is a zoning issue on this site as well. Chairman MacDonald states that it is not the Commissions purview to discuss zoning.

**MOTION: Member Prisco moves to close the public hearing. Member Bailey seconds.**

VOTE: (3-0-0)

- Notice of Intent – 10 Stonehill Lane **(Silva Engineering Associates)**

Present before the Commission: No one is present at this time

**MOTION: Member Prisco moves to continue until November 14, 2019. Member Bailey seconds.**

VOTE: (3-0-0)

**MOTION:**

VOTE: (3-0-0)

- Notice of Intent – Scotland Boulevard, Map 59, Lot 14 **(Collins Engineering Group, Inc.)**

Present before the Commission: David Clenard, Collins Engineering Group, Inc.

Mr. Clenard states since they last met there was a company that was ready to occupy the proposed building and the building was being outfitted with those requirements and the potential occupant backed out. Currently the building is back to the original plan with two offices and two warehouses. The new building has been staked out and is ready for the review of the Commission. The applicant is currently before the Planning Board and will return before the Board on November 6, 2019. The applicant has requested a continuance until December 26, 2019. Mr. Etoniru states that the applicant is on the right path and hopefully they will be concluded with the Planning Board in November and can submit a final set of plans to the Commission. The site was staked a few weeks ago. Mr. Solbo states he would like to go to the site to view the stakes.

**MOTION: Member Prisco moves to continue the application until December 26, 2019. Member Bailey seconds.**

VOTE: (3-0-0)

### **6:30pm – New Business**

➤ Notice of Intent – 152 Elm Street, Map 71, Lot 35 **(Gallagher Engineering)**

Present before the Commission: Frank Gallagher, Gallagher Engineering

Mr. Etoniru abstains himself from the hearing as he has done work with Gallagher Engineering previously.

The site is on the west side of Elm Street coming off 104 and the applicant is requesting a warehouse building with supporting infrastructure, parking, and landscaping. There is an existing residence on the site that is proposed to be demolished. There is access from Elm Street and a paved area that is proposed to be one-way traffic around the proposed building. There is proposed parking on the north and south side of the building. There are 18 parking spaces proposed per the zoning regulations. There will be utilities connected to the building. The site is subject to stormwater regulations and there are stormwater BMP's proposed for the site. There are stormwater containment areas, as swales A, B, and C on the North, South and West side of the site. The wetlands on the site, on the south and north end of the parcel, were delineated and submitted to the commission as an ANRAD and were approved by the Commission previously. Most of the site falls within the 100-foot buffer zone. No work will come closer than 25-feet to the wetland, especially on the north side of the site. The roof of the building will have a recharge area at the front of the site, where it will infiltrate through the swales. Each swale has a recharge. The stormwater calculations and analysis have been submitted and are being reviewed by Nick Laney. The applicant anticipates that the Commission would like to perform a site walk and does not intend on closing the public hearing this evening but would like to hear the comments of the Commission and the abutters. Chairman MacDonald states that they would like to perform a site walk. The site is currently not staked, the house is still existing on the lot. Mr. Gallagher states that they could stake to show the limit of the building, or pavement, but they were waiting until they demolished the existing house. Chairman MacDonald asked if the 25-foot line could be staked. Mr. Gallagher states that the 25-foot line and the four corners of the proposed building can be staked. Mr. Solbo agrees with the Commission requesting the site be staked. Mr. Solbo states due to the previous ANRAD he is not concerned with the line of the wetlands. The wetlands flags may have to be replenished. Pipes must be installed and identified by the Commission as a standard condition. The applicant will inform the office when the stakes are in place.

**MOTION: Member Prisco moves to continue the public hearing until December 26, 2019. Member Bailey seconds.**

VOTE: (3-0-0)

➤ Request for Determination for Applicability – 1233 Pleasant Street, Map **(BSC Group)**

Present before the Commission: Ali Echandi, BSC Group

The applicant is requesting to replace the fence around the perimeter of the substation. The existing fence does not meet the current safety standards. It is proposed to replace the fence in the exact footprint with the fence being installed beneath the ground, smaller mesh, higher fence, and barbed wire at the top of the fence. The substation is within a 100-foot buffer. The substation itself is within the jurisdiction area. The applicant is hoping that the fence will be viewed as maintenance. The only addition is concrete beams at the gate entrances. 30 square feet of concrete will be installed under each of the five gates. There is one pedestrian gate that will be smaller than the 30-square feet. The activities are done

with a truck and there is no excavator on the site to avoid interruption to the electric wires. As soon as the trench is back trucked out, the new post, mesh, and foundations are installed. A survey will be done on the site to confirm property lines. Chairman MacDonald states she has no concerns with the site other than if they have to wait for the site survey and if the calculations must be required prior to closing the public hearing and the correct measurements for the concrete beams. Mr. Solbo states that the application could be approved for negative determination and the additional information can be submitted to the office.

**MOTION: Member Prisco moves to grant a Negative Determination of Applicability. Member Bailey seconds**

VOTE: (3-0-0)

➤ Request for Certificate of Compliance – 137 Comfort Street

**MOTION: Member Prisco moves to approve the Certificate of Compliance. Member Bailey seconds.**

VOTE: (3-0-0)

➤ Request for Certificate of Compliance – 15 Stonehill Lane

**MOTION: Member Prisco moves to approve the Certificate of Compliance. Member Bailey seconds.**

VOTE: (3-0-0)

➤ Request for Certificate of Compliance – 20 Stonehill Lane

**MOTION: Member Prisco moves to approve the Certificate of Compliance. Member Bailey seconds.**

VOTE: (3-0-0)

#### **6:30pm – Conservation Commission Business**

- Other Business: As deemed appropriate by the Commission
- Discuss upcoming hearing dates

The Commission will hold only one meeting in November and December, the dates the hearings will be held are November 14, 2019 and December 26, 2019.

➤ Wetlands Enforcement Order – 10 Bedford Park, Map 112, Lot 17-006-0-R

A letter to cease and desist further action was sent to the homeowners of the site. At this time no further action is required.

➤ Wetlands Enforcement Order – 20 Bedford Park, Map 112, Lot 1-0-R

A letter to cease and desist further action was sent to the homeowners of the site. At this time no further action is required.

➤ Review Order of Conditions for 81 Crescent Drive, Map 47, Lot 42 **(Silva Engineering Associates, Inc.)**

**MOTION: Member Prisco moves to approve the Order of Conditions. Member Bailey seconds.**

VOTE: (3-0-0)

- Review Order of Conditions for 561 Forest Street, Map 99, Lot 3 **(Foresight Engineering)**

Letter from the surveyor and foundation as-built are Special Conditions for this application.

**MOTION: Member Prisco moves to approve the Order of Conditions with the addition of Special Conditions. Member Bailey seconds.**

VOTE: (3-0-0)

- Review Order of Conditions for Trinity Circle, Map 100, Lot 99 **(Silva Engineering Associates, Inc.)**

Letter from the surveyor and foundation as-built are Special Conditions for this application.

**MOTION: Member Prisco moves to approve the Order of Conditions with the addition of Special Conditions. Member Bailey seconds.**

VOTE: (3-0-0)

- Mosquito Control Project – Flagg Street

This is work done by the state to prevent the establishment of mosquitos along drainage sites and reduce EEE.

This work does not require a vote. The Commission does not feel this will require a filing with the Conservation Commission.

- MS4 - Conservation Commission as Stormwater Authority – VOTE REQUIRED TO ACCEPT REGS

**MOTION: Member Prisco moves to accept the Stormwater Authority documents and the MS4 standards. Member Bailey seconds.**

VOTE: (3-0-0)

- Discussion: Community Preservation Act Funds **(JM Goldson – Anna Callahan)**

This parcel is being acquired for parking area for Stiles and Hart and Community Preservation Act Funds are being requested for this. The Commission will send a letter of support for this project.

- Review of Meeting Minutes from September 26, 2019

**MOTION: Member Prisco moves to approve the meeting minutes from September 26, 2019. Member Bailey seconds.**

VOTE: (3-0-0)

**MOTION: Member Prisco moves to adjourn. Member Bailey seconds.**

**Chairman MacDonald closed the public hearing.**