

**Conservation Commission Minutes – August 27, 2020
at 6:30 PM via Zoom**

Attendees:

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

6:30pm – Old Business

6:30pm – New Business

- Notice of Intent – Off Fruit Street, Map 83, Lot 84 **(Silva Engineering Associates)**

Present before the Commission: Larry Silva, Silva Engineering Associates
Rebecca Baptista, Silva Engineering Associated

Mr. Silva states this is where the state facilities are located. The site is partially the old Beagle Club site. The site is 24.8 acres in size. 11.7 acres of uplands and 13.1 acres of wetlands. There is a substantial wetland system behind the area where the proposed warehouse site is. This is a distance from Route 24 to the commuter parking lot and a significant buffer to the lake. The area was flagged in 2007 by CR Environmental and Ken Thompson went to the site this year to re-confirm the placement of the wetland flags and filed a report as part of this submittal. The existing conditions the upland of the site slopes from south to north northerly. What is proposed is 130,000s.f. flex building. There are currently no tenants for the building, the space will be defined as clients come along. The easterly side of the building houses the parking, on the westerly side of the building is the loading docks, in the rear of the site are large detention basins in the area of the 100 foot buffer zone. There is no activity proposed in the 25 foot no touch zone. The drainage is a combination of deep sump catch basins with oil grit separators and sediment forebays before the water is held in detention basins and discharged into the wetlands. The volume or rate being discharged is below 90% of the existing discharge to the site. To reach the site go to the end of Fruit Street. Take a right into the site, through state property. There has been a 50' access granted to the Town to cross from when the state did the taking for Route 24 in the 1950's. The potential runoff from the building and parking lot will be treated and slowed prior to discharge. This area is in an ACEC.

Agent Solbo states that the Town Engineer has not yet provided comments on the stormwater calculations and some other engineering aspects of the job, but as far as the project and the regulations go Agent Solbo feels these buffer zone activities are allowable, meet performance zones standards, the impervious surface was placed furthest from the buffer zone as possible. The discharge proposed is allowable under the act. There is an area of critical and environmental concern, so this project will be under close scrutiny. Agent Solbo recommends waiting to hear if there are proposed changes to the stormwater based on the Town Engineer review prior to closing the meeting.

Chairwoman MacDonald states she plans on returning to the site to check the stakes close to the 25 foot no work zone. Member Eileen and Member Bailey both states they will return to the site.

Present before the Commission: Pat Neary, 225 Lakeside Drive

Ms. Neary asks when the last time the flags were reviewed. The flags were reviewed April 14, 2020. Ms. Neary asked if it was typical to include wetland area when discussing total area and coverage. It was stated this is common practice to include wetland area in the total area and coverage.

Present before the Commission: Melissa Ramondetta, 317 Lakeside Drive

Ms. Ramondetta asked about the increase in the size of the building. Agent Solbo states that was approved by the Planning Department.

Present before the Commission: Janet Hansen, 665 Pleasant Street

Ms. Hansen states she wants to make sure the wetland in that area is being protected and wonders why any water is being discharged into this area at all. Agent Solbo states that the water is being treated prior to the discharge point and Mr. Silva or Ms. Baptista may be able to better to answer the choice or discharge location.

Approved

Present before the Commission: Andrea Monteith

Ms. Monteith states she would like to drop off a written statement regarding this project to the Commission.

- Notice of Intent – Pleasant Street, Map 96, Lots 13M, 14, 23 **(Silva Engineering Associates)**

Present before the Commission: Larry Silva, Silva Engineering Associates
Rebecca Baptista, Silva Engineering Associated

Mr. Silva states this project is a combination of a 40B for Viva Claremont and a part of a project for the Town of Bridgewater Highway Department. As a condition of the 40B project it was proposed that the applicant install sidewalks from Lakeside Drive to Pleasant Street, with lighted pedestrian crosswalk. Most of the project is within the buffer zone. There is about 260 feet that

45MINS

MOTION: seconds. Member Prisco moves to continue the public hearing until September 10, 2020. Member Bailey

**Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye**

- Notice of Intent – 2, 4, 6, 7, & 8 Crimson Way, Map 111, Lots 44, 15, 47, 49, 48 respectively **(Silva Engineering Associates)**

Present before the Commission: Larry Silva, Silva Engineering Associates
Rebecca Baptista, Silva Engineering Associated

- Notice of Intent – 218R Auburn Street, Map 78, Lot 56 **(Foresight Engineering)**

Present before the Commission: Darren Michaelis

- Notice of Intent – 425 Bedford Street, Map 62, Lot 9 **(Silva Engineering Associates)**

Present before the Commission: Larry Silva, Silva Engineering Associates
Rebecca Baptista, Silva Engineering Associated

- Notice of Intent – 1300 Vernon Street, Map 124, Lots 26, 12, 81 **(Silva Engineering Associates)**

Present before the Commission: Larry Silva, Silva Engineering Associates
Rebecca Baptista, Silva Engineering Associated

- Notice of Intent – 71 Oldfield Road, Map 52, Lot 13-C18 **(Prime Engineering)**

Present before the Commission: Aaron Reardon, Prime Engineering

Mr. Reardon states that 71 Oldfield Road is part of a 56 lot subdivision of Oldfield Estates. The lot is proposed to be a single-family dwelling with associated grading, irrigation, septic, driveway and lawn work. Erosion control is existing on the site, and on the subdivision as a while. No work is proposed beyond the 50' buffer zone.

Agent Solbo states this subdivision required each lot to file for individual Notice of Intent as needed. Agent Solbo recommends closing and issuing.

Approved

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

**Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye**

➤ Notice of Intent – 56 Erbeck Circle Extension, Map 52, Lot 13-C25 **(Prime Engineering)**

Present before the Commission: Aaron Reardon, Prime Engineering

Mr. Reardon states that 56 Erbeck Circle is part of a 56 lot subdivision of Oldfield Estates. The lot is proposed to be a single-family dwelling with associated grading, irrigation, septic, driveway and lawn work. Erosion control is existing on the site, and on the subdivision as a whole. No work is proposed beyond the 50' buffer zone.

Agent Solbo states that the erosion control for the Oldfield subdivision was all placed around the same time. Agent Solbo recommends closing and issuing.

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

**Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye**

➤ Notice of Intent – 50 Erbeck Circle Extension, Map 52, Lot 13-C26 **(Prime Engineering)**

Present before the Commission: Aaron Reardon, Prime Engineering

Mr. Reardon states that 50 Erbeck Circle is part of a 56 lot subdivision of Oldfield Estates. The lot is proposed to be a single-family dwelling with associated grading, irrigation, septic, driveway and lawn work. Erosion control is existing on the site, and on the subdivision as a whole. No work is proposed beyond the 50' buffer zone.

Agent Solbo states that the erosion control for the Oldfield subdivision was all placed around the same time. Agent Solbo recommends closing and issuing.

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

**Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye**

➤ Request for Determination of Applicability – Rail Road Right of Way **(Fair Dermody)**

The legal notice was not placed, this hearing will not be opened at this time.

➤ Request for Determination of Applicability – 283 Cherry Street, Map 66, Lot 26 **(Mike Quirk)**

Present before the Commission: Mike Quirk

The applicant would like to replace a failing retaining wall behind an inground swimming pool. The wall was built 30 years ago or so and the previous owner placed some pipes to help sustain the wall. The wall is faltering and it is effecting the pool and the grade of the property. The work will be outside of the 50' buffer zone and a small portion of the project is outside of the 100' buffer zone.

Agent Solbo recommends issuing a Negative Determination.

MOTION: Member Prisco moves to issue a Negative Determination. Member Bailey seconds.

Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye

- Request for Determination of Applicability – 63 Paddock Road, Map 70, Lot 24 **(Jacobs Driscoll Engineering)**

Present before the Commission: PMP Associates

The applicant is proposing to repair a septic system. Soil tests were done and suitable soils were found in the backyard. The system has been designed to comply with title V. The work will take place within the lawn area. No trees or shrubs are proposed to be removed. The edge of the system is 85.4 feet from the nearest wetland and all work is outside of the 50' buffer.

MOTION: Member Prisco moves to issue a Negative Determination. Member Bailey seconds.

Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye

6:30pm – Conservation Commission Business

- Other Business: As deemed appropriate by the Commission
- Approve and Sign Payment Form for Land Use Grant

Agent Solbo states a Land Grant was used to pay for Stiles and Hart and the Commission will be required to sign a document for the Land Use Grant.

- Request for Certificate of Compliance – 45 Stony Brook Lane

Agent Solbo states this project is from 1988, and there is one page for the Order of Conditions.

MOTION: Member Prisco moves to issue a Certificate of Compliance. Member Bailey seconds.

Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye

- Extension of OOC – SE116-1275 – MassDOT (request 3 year extension)

MOTION: Member Prisco moves to extend the Order of Conditions until November 2023. Member Bailey seconds.

Roll Call Vote:
Marilyn MacDonald, Aye
Harry Bailey, Aye
Eileen Prisco, Aye

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

VOTE: (3-0-0)