

Conservation Commission Minutes – May 9, 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; Eileen Prisco, Member, Tiffany Souza, Member. Azu Etoniru, Conservation Agent; Lisa Fields, Executive Assistant

Absent: Harry Bailey, Vice-Chair

Conservation Commission – Old Business

Notice of Intent – High Street, 1400, 1420, and 1425, Map 14, Parcels 11, 12, and 17

Marilyn MacDonald, Chair, opened the continued hearing from April 25, 2019 and read into the record the request for continuance document submitted by Kate Chamberlain, Stantec Engineering dated April 18, 2019 asking for a continuance to June 13, 2019. The Chair entertained a motion to continue.

Eileen Prisco, Member, made a motion to continue the hearing for Notice of Intent – High Street, 1400, 1420, and 1425, Map 14, Parcels 11, 12, and 17 to June 13, 2019 at 6:30pm. Tiffany Souza, Member, seconded the motion. VOTE: All in favor, none apposed.

Notice of Intent - Scotland Boulevard, Map 59, Lot 14

Marilyn MacDonald, Chair, continued the hearing on the notice of intent for Scotland Boulevard. Applicant proposing an 800' access roadway and construction of a 6,700 square foot commercial building within a bordering vegetated wetland located on Scotland Boulevard.

Dave Klenert – Collins Civil Engineering Group – 225 South Main Street, West Bridgewater, representing applicant Ted Parker for the development of Scotland Boulevard, addressed the Commission and requested any comments/questions following the Commission's requested site walk of the area.

Marilyn MacDonald, Chair, and Eileen Prisco, Vice-Chair, indicated they had walked the area and had no follow up questions or concerns. Ms. MacDonald requested input from the Conservation Agent. The Agent stated that site looks to be in order, the project needs to go to Planning Board for site plan approval and that the stormwater drainage still needs to be looked at a little more closely.

Mr. Klenert indicated the project is slated to go before the Planning Board in early June. Mr. Klenert requested a continuance in order to provide the Commission with Planning Board comments.

Marilyn MacDonald, Chair, asked the public for comments and/or questions and hearing none entertained a motion to continue the hearing.

Eileen Prisco, Member, made a motion to continue the hearing on Scotland Boulevard, Map 59, Lot 14 to June 13, 2019 at 6:30pm. Tiffany Souza, Member, seconded the motion. VOTE: All in favor; none apposed.

Notice of Intent – South Street, Map 125, Lot 89

Prior to opening the continued hearing, Marilyn MacDonald, Chair, addressed an abutter's concern from the last meeting regarding a possible conflict of interest when the Conservation Agent disclosed a previous business relationship with the current developer for the project. Ms. MacDonald indicated she had met with the Town Manager, Michael Dutton, and found no conflict to report. The referenced business relationship was more than several years ago and the Agent has no financial interest in the project. Ms. MacDonald stated that for anyone who may still have an issue, under Chapter 268 one can file a request for a review with the Town Manager's office.

Michael Koska – Michael J. Koska & Associates – 98 Board Street, Bridgewater, addressed the Commission representing the applicant 2041 South Street Realty Trust. Mr. Koska discussed the map provided to the Commission for their site walk of the area. Mr. Koska further discussed a concern from a resident on 115 Atkinson Drive regarding possible flooding impact from the project to areas on Atkinson Drive. Mr. Koska referenced the Old Colony Water Pollution Control District Map showing elevations of the area and indicated given the location of Atkinson Drive to the project, it should not be of concern. Mr. Koska requested questions/comments from the Commission regarding their site walk visit to the proposed development site.

Marilyn MacDonald, Chair, indicated that three Commission Members had walked the site and noted evidence of impact to wetlands and that the project does not meet performance standards. Mr. Koska indicated that more work is needed on the site and that the project will be going before the Planning Board in June and that the roadway will be supported with updated drainage calculations for their review.

The Chair requested input from the Conservation Agent. The Agent reviewed the history of the location and the current accepted wetlands delineation area as it related to past projects. The Agent suggests that, although the area has an approved wetlands line, the area needs to be revisited again to ensure all wetlands are captured and accurately reflect areas of potential impact from the current project.

The Agent further noted that the Applicant has a right to require that you honor the wetlands that you have established because it is still valid. The Commission is not under any obligation to approve a wetlands crossing because they can demonstrate that the applicant has the ability to use an extensive portion of their upland area without impairing the wetlands.

The Agent advised the Commission that the Applicant has the right to ask you to close the hearing tonight and vote on a decision with the information you have available, or request to have the hearing continued. The Agent offered his opinion that the project as presently designed and submitted would not merit approval.

Mr. Koska requested a continuance for the South Street project.

Marilyn MacDonald, Chair, opened the meeting to public for comments/questions.

Robert Mello - 1905 South Street, Bridgewater addressed the Commission and discussed his concerns with the first house in development and its impact to wetlands.

Marilyn MacDonald, Chair, indicated that the current wetland line was approved by the Commission during a past filing for forestry on the site and there was no appeal. The construction of the first house did not come under the jurisdiction of the Commission as it did not involve the wetlands area.

Hearing no further discussion, the Chair requested the applicant submit a written request for a continuance and entertained a motion to continue the hearing.

Eileen Prisco, Member, made a motion to continue the hearing on South Street, Map 125, Lot 89 to June 27, 2019 at 6:30pm. Tiffany Souza, Member, seconded the motion. VOTE: all in favor, none opposed.

Conservation Commission – New Business

Notice of Intent – Old Forest Street (Silva Engineering Group) Map 99, Lot 67

Marilyn MacDonald, Chair, opened the hearing by reading the public hearing notice into the record. Applicant is proposing single family home with driveway and septic system that borders vegetative wetlands.

Mr. Larry Silva – Silva Engineering - 1615 Bedford Street, Bridgewater, representing owner Edward Warman, discussed the history of the area and the current project. The two-car garage now on the parcel would come down and the proposed house would be positioned to the left side of the lot. Mr. Silva indicated the project was slated to go before the Zoning Board of Appeals for a variance on the side setback. The applicant is asking for an Order of Conditions from the Commission in order to build the home and septic system.

The Conservation Agent discussed the need for the project to go before the Zoning Board of Appeals and that from a conservation perspective he would find no issue with what is being proposed.

Eileen Prisco, Member, asked a question regarding soil conditions on the residential lot and whether the commercial use on the other parcel would have an impact.

Applicant Ed Warman – 599 Old Forest Street, Bridgewater addressed the Commission. Mr. Warman discussed the project in detail and indicated that he had a 21E soil test done before he purchased the property and there was no issue. Mr. Warman also stated that he spoke with his three direct abutters and they indicated their approval for his proposed plans for the residential lot.

Hearing no further discussion, the Chair entertained a motion to close the hearing.

Eileen Prisco, Member, made a motion to close the hearing on 599 Old Forest Street. Tiffany Souza, Member, seconded the motion. VOTE: All in favor, none apposed.

Conservation Commission Business

“0” Curve Street, Map 77/78/91, Parcel 18/1, 2, 3, 4, 5, 110/1, 2, 3, 6 – (Duxburrow Estates 40B) - Decision

The Commission reviewed the Order of Conditions provided by the Conservation Agent. Marilyn MacDonald, Chair, read the Special Conditions into the record.

Hearing no further discussions, the Chair entertained a motion on the Order of Conditions. Eileen Prisco, Member, made a motion to issue the Order of Conditions as presented, with attachments of Specials as read, for “0” Curve Street, Map 77/78/91, Parcel 18/1, 2, 3, 4, 5, 110/1, 2, 3, 6, Duxburrow Estates. VOTE: all in favor, none apposed.

23 Mill Street – OOC

Marilyn MacDonald, Chair, requested the record show that while Eileen Prisco, Member, abstained during voting on the hearing of 23 Mill Street, she, out of necessity due to the absence of Commissioner Harry Bailey, can sign the Order of Conditions.

The Commission reviewed the Order of Conditions provided by the Conservation Agent. Hearing no further discussions, the Chair entertained a motion on the Order of Conditions. Eileen Prisco, Member, made a motion to issue the Order of Conditions as presented for 23 Mill Street. VOTE: all in favor, none apposed.

Memorial Bench – Dick Monteith

Marilyn MacDonald, Chair, provided an update on the plans to purchase a memorial bench with engraved plaque to honor the late, former Chairman of the Conservation Commission – Dick Monteith.

Review of Meeting Minutes

The Commission reviewed the meeting minutes from the April 25, 2019. Eileen Prisco, Member, made a motion to approve the minutes from April 25, 2019 as written. Tiffany Souza, Member, seconded the motion. VOTE: All in favor, none opposed.

Commissioner, Eileen Prisco made a motion to adjourn the regular meeting at 7:28 pm. Commissioner Tiffany Souza, Member, seconded the motion. VOTE: All in favor, none opposed. Marilyn MacDonald, Chair, closed the meeting. Next Conservation Commission meeting will be on May 23, 2019 at 6:30pm in the Council Chambers located on the second floor of the Municipal Office Building, 66 Central Sq, Bridgewater.

Respectfully submitted,

Lisa D. Fields
Executive Assistant