



TOWN OF MENDON
CONSERVATION COMMISSION

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Meeting Date: 24-03-28

Meeting Location: Hybrid Teams / 2nd Floor Meeting Room

Minutes Approved: 24-04-11

Members Present: Carl Hommel, Lea Whiting, Peter Coffin, Mike Ammendolia, Susan Cahalan

Members Remote: Bob Sweet, Tim Aicardi

Conservation Agent: Isabella Genova

Others: John Nenart (Rt. 85 Realty, Hastings Street Plaza, LLC), Tom Schutz (Goddard Consulting), Matt Moyon (TetraTech), Jason Kuter (Select Board representative)

Recording: <https://youtu.be/8jO9DEfCtAk?si=5TRZC5TytTa7asi9>

Quorum met at 7:00 and the recording started. The meeting is called to order by Chair Carl Hommel and the Conservation Commission members introduce themselves. Lea Whiting, Susan Cahalan (Vice Chair), Tim Aicardi.

Correspondence

Letter from Division of Fish & Wildlife about Conservation Restriction monitoring in 2024.

Site Monitoring

Isabella provides update on site visits conducted on March 3/27 with Commissioners Bob and Lea. 73 Blackstone St will be updating the construction entrance and sweeping the road to prevent sediment from tracking into the road. 101 Blackstone St will have to remove accumulated sediment along the new driveway and install some erosion control at the outfall of the pipes along the driveway. Reviewed photos.

Conservation Restriction Updates

No update on Maple Farm CR yet.

Commissioners Bob Sweet (remote) and Peter Coffin arrived.

Updates

Representative Bob Sweet states Lake Nipmuc Task Force did not meet in March.

Representative Peter Coffin states the Land Use Committee is working on a new trail at Inman Hill, which may be ADA accessible.

Review and approve Minutes

Motion to approve minutes from 23-08-10 by Lea, seconded by Peter, passed unanimously.

Motion to approve minutes from 23-08-24 by Lea, seconded by Peter, passed unanimously.

Motion to approve minutes from 23-09-14 by Lea, seconded by Peter, passed unanimously.

Motion to approve minutes from 23-09-28 by Lea, seconded by Peter, passed unanimously.

Motion to approve minutes from 23-10-12 by Lea, seconded by Peter, passed unanimously.

Motion to approve minutes from 23-10-26 by Lea, seconded by Peter, passed unanimously.

32 Quissett Rd

Property owner requested a determination for the removal of a double white pine for 32 Quissett Rd, it is outside the 100ft buffer zone.

35-37 Hastings St & 18-20 Washington St

Present was the applicant John Nenart (Hastings Street Plaza, LLC), Tom Schutz WPIT (Goddard Consulting), Matt Moyen PE (TetraTech).

Introduction by Tom Schutz to review the current status of the site and the Superseding Order of Resource Area Delineation issued by DEP in February 2023. The site's resource areas include Bordering Vegetated Wetland, associated 25' 50' 100' buffer zones, and bordering land subject to flooding. The project site is 18.3 acres for age restricted mixed used development (ARMUD) focused in the already cleared areas of the current driving range. The commercial area would include the supermarket, outdoor retail space, and salon. The residential area would include 35 units for 55 and older 2 bedrooms homes. There have been soil testing for the soil absorption fields, which will be an open field.

The stormwater system is a closed drainage system that meets the requirements of Mass DEP Stormwater Handbook. The public water supply wells are proposed in the 25 ft buffer with the gravel access road and pump house. The pump house and storage tank would need to hold a minimum of 72 hours, and would need to be monitored at least monthly and protected by a wire fence.

Commissioner Lea would like the 3 invasives removed from the landscaping list and recommends the plants all be native. Grass seeding could be mixed with clover, which provides fertilizer and prevents a monoculture. Would like a native seed mix at the soil absorption field site.

Commissioner Mike questions about the residential ownership, as it relates to snow and lawn maintenance. John Nenart says they plan to keep units under their ownership and rent them. If they decide to sell later on, it would become a Homeowners Association.

Vice Chair Susan would like to see the pumping test for the wells, but they have not been done yet. Susan asked if all of the residential stormwater will be routed to the infiltration basin and if there has been consideration to the great amount of rain. Matt replies that the basin meets DEP stormwater standards.

Commissioner Tim asks the time frame for the road reconstruction on Route 16. Matt replies that they will be working on the permitting process with Mass DOT.

Commissioner Bob asks what erosion and sedimentation controls will be used to prevent impacts to the wetlands. Matt responds that there will be double sediment controls along the limit of work.

Comments from public

Abutter Peter Coffin expresses concerns for high groundwater, based on experience at his property. Peter expressed concern for the amount of stormwater from the site, commercial and residential, that will be discharging through the infiltration basin. Matt informs that there have been several groundwater tests around the site and that the infiltration basin will meet the 2 ft separation as they plan to bring in some fill.

Matt requests for an Order of Conditions under Wetland Protection Act and Mendon Wetlands By-law.

Chair Carl summarizes that in the next meeting, the Commission expects to see a written response for Isabella's comments, comments from DEP, and updates from the Planning Board.

Applicant John Nenart requests a continuance of 4 weeks for April 25th.

Motion to continue the public hearing to April 25th made by Mike, seconded by Lea. Passes unanimously, with Peter abstaining.

45-49 Uxbridge Rd

Chair Carl updates that the decision for peer review will be delayed 2 weeks, at the request of Rte. 85 Realty's attorney.

Expired Order of Conditions

Agent Isabella provides update on sites at 49 Milford St and 63 Providence St. Both sites have expired OOC and have been sent letters. The Guerriere and Halnon representative for 49 Milford St has agreed that no work may continue on the property until a new Notice of Intent is filed and an Order of Conditions is received. Work may continue on the inside of the building.

Building Permits

RES-24-18, RES-24-19, RES-24-20, 134 North Ave – on hold

RES-24-55, 93 Northbridge St – on hold, add 12"x24" garage bay to existing garage within the 100' buffer.

Conservation Agent Reports

The Select Board has selected a new Interim Town Administrator, Greg Balukonis, who will be starting Monday April 1st.

Town Hall now has key fobs to automatically unlock the doors. Doors will be open 8-4 for normal hours, 6:30-10 for evening meetings.

Waiting for 23 Cape Rd restoration plan.

Waiting for stockpiling location for restoration plan at 13 Bellingham St.

192 Providence St has moved forward with exploratory drilling. Woodard and Curran had to remove some trees on the Town's easement, which is in accordance with the RDA submitted last August.

Annual town cleanup is scheduled April 20th to May 5th. There will be a flier soon.

Isabella, Dan (Parks & Recreation), and Jack (Board of Health) have been working on a Lake Nipmuc water quality monitoring plan. This includes laboratory testing for E.coli and other water quality parameters, along with new data loggers to be deployed.

Providence St culvert closed again. Jon (Highway) has requested input on the permitting process for replacing the collapsed pipes. Jon has proposed putting in a 3rd pipe to increase the flow. Mass DEP recommends this project be engineered, so ensure consideration to potential impact to the stream, upstream and downstream impacts, and any hydrologic changes that may occur.

Items not reasonably anticipated 48 hours in advance of the meeting

Commissioner Lea expressed concern for tree removal occurring at the parking lot at 20 Lovell St. Isabella will look into it.

Motion to adjourn by Mike seconded by Lea, passed unanimously, 9:01pm.