



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

**Meeting Minutes  
Wednesday, February 28, 2024  
Meeting In-Person and Via Zoom**

**Members Present:**

Neal Standley, Vice Chairman  
Arianne Barton, Member  
Steven Kohler, Member  
Noel Lioce, Member

**Other Officials Present:**

Hannah Crawford, Conservation Administrator

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

**Public Hearing Continuation: 217 Hartford Avenue**

**Hearing Time:** 7:00 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 01605

Mr. Curley, with WS Development was present at tonight's meeting to discuss any additional comments that Members may have regarding this proposed project. There has also been multiple Planning Board meetings, that have now been closed and the Planning Board is in the process of drafting their decisions to provide at their next Board meeting.

Matt Burne, from BSC Group was present at tonight's meeting as well and let everyone know that he was able to review more of the project material, but does need more time, in order to make sure that any remaining questions or concerns are addressed.

Ms. Barton let the applicant know that she has seen and reviewed the information about the construction general permit, but it appears that would not apply to the facility anymore, after post-construction. There should be a reference in the project materials stating that any covered industries that occupy the site should be required to comply with the law. Mr. Curley let members know he agrees with the Commission and a Condition reinforcing that would be completely fine with the applicant. Ms. Barton also noted that in the provided documents, it mentions that hazardous materials must be kept locked up, and it also mentioned pesticides. As part of Conservation conditions that are typically done, pesticides are not used within a certain area. Ms. Crawford advised that if there was going to be any type of vegetation or insect management done, there would need to be an O&M for that.

Mr. Curley replied that the language would be into the O&M Plan. If something more detailed, or specific is being expected with that company, it would then have to come before the Commission with further detail for review and approval.

Ms. Barton also noted that the Emergency Response section that was provided had lacked the MCP Reporting Obligations, which might be lower and quicker than the Federal ones, such as the National Response Center. It is recommended that something be included in the MCP Reporting Obligations, similar to 310 CMR 40, and Federal requirements. Mr. Curley replied that if there's applicable law for this, they would make sure it is treated as a Condition, or additional language on the plan.

## CONSERVATION COMMISSION MEETING MINUTES FOR FEBRUARY 28, 2024

For the Record, Ms. Barton let members and the applicant know that she has submitted a disclosure form to the Selectboard due to the expanded area of conservation restriction, as she is close to being an abutter. Ms. Barton told everyone present that this wouldn't impact her decision on the project, and she submitted a form stating that so that she can still vote on this proposed project.

Mr. Burne asked the applicant whether or not the basin that would be taking on stormwater, and is a natural Wetland at Basin #2, would a Special Condition, or plan strategy be in place in the package before work begins.

Mr. Curley replied that he believes that is part of the package which was previously discussed when talking about the five year post-construction monitoring period for that one. If there is pre-construction or additional information necessary, the applicant would be open to providing what is needed to get to the intent as part of a pre-construction Condition.

Ms. Crawford let the Commission know that she could start drafting the Order of Conditions, to provide and discuss at the next meeting.

**Mr. Kohler made a motion to continue this Public Hearing until Wednesday, March 13, 2024, at 7:00 pm. Motion was seconded by Ms. Barton and the voice vote was unanimous.**

**Mr. Kohler adjourned from tonight's meeting at 7:29 pm.**

### **Public Hearing: 9 Bliss Road**

**Hearing Time:** 7:30 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 01747

Ms. Crawford contacted the applicant for this location today and let them know that tonight's meeting would not have quorum after the 7:00 Public Hearing applicant closes this evening. This applicant's Hearing will be rescheduled for March 13, 2024, and the applicant has signed a 21-day waiver limit, due to quorum not being available for them this evening.

### **Public Hearing: 159 Blackstone Street**

**Hearing Time:** 8:00 PM

**Project Description:** Septic Replacement

**Application Type:** Notice of Intent

**Applicant:** Michael Savard, Lakeview Building and Remodeling, 31 Bellingham Road, Blackstone, MA 01504

**Representatives:** Bruce Wilson, New England Environmental Design, LLC., 248 Elm Street, Blackstone, MA 01504

Mr. Standley stated that the Hearing for 159 Blackstone Street does not have quorum available for them this evening. The Public Hearing for 159 Blackstone Street will be rescheduled for the March 13, 2024, Conservation Commission Meeting, and the applicant has a 21-day waiver limit, due to quorum not being available for them this evening.

**Public Hearing Continuation: Blackstone Street and North Street**

**Hearing Time:** 8:30 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 01747

The applicant for the Public Hearing at Blackstone Street and North Street has requested a meeting continuation until March 13, 2024.

**Public Hearing Continuation: 85 Mendon Street**

**Hearing Time:** 8:30 PM

**Project Description:** Proposed Lucille's Steakhouse Within 100' from 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

The applicant for the Public Hearing at 85 Mendon Street has requested a meeting continuation until March 13, 2024.

**Public Hearing: Zero "0" Maple Street**

**Hearing Time:** 8:30 PM

**Project Description:** Proposed 19,525 sf. Industrial Style Building, Parking Areas, 3 Proprietary Treatment Devices, and 2 Subsurface Infiltration Systems

**Application Type:** Notice of Intent

**Applicant:** Richard Gordon, Maple Street Development, LLC., 330 Hopping Brook Road, Holliston, MA 01746

**Representatives:** Shane Oates, Independence Engineering, LLC., 33 Commercial Street, Raynham, MA 02767

Mr. Standley stated that the Hearing for Zero "0" Maple Street does not have quorum available for them this evening. This Public Hearing will be rescheduled for the March 13, 2024, Conservation Commission Meeting, and the applicant has a 21-day waiver limit, due to quorum not being available for them this evening.

**Adjourn**

**Ms. Liocce made a motion to adjourn the meeting at 8:37 pm. Motion was seconded by Ms. Barton, and the voice vote was unanimous.**

Respectfully Submitted,

*Tina M. Griffin*

Tina M. Griffin  
Recording Secretary