

Clayton Hutchinson, Chair
Linsie Dillon, Vice Chair
Patricia Wash, Secretary



Clifford Bassett
Deborah Cato
Jillian Miller
Steven Farquharson

Shannon Palmer, Conservation Administrator

Town of North Attleborough
CONSERVATION COMMISSION

43 South Washington Street, North Attleborough, MA 02760 | P (508) 699-0125 | www.nattleboro.com/conservation-commission

MINUTES
PUBLIC MEETING
49 Whiting Street, North Attleboro, MA
June 21, 2022 6:30 PM

A. ROLL CALL

Members Present:

Clayton Hutchinson
Clifford Bassett
Patricia Wash
Steven Farquharson
Jillian Miller

Members Absent:

Linsie Dillon
Deb Cato

Staff Present: Shannon Palmer, Conservation Administrator

B. COMMISSION BUSINESS (6:32PM)

1. CONT. Workshop/Property Owner Permission, 3 Diamond Street, Rami Sidani

Motion to continue workshop discussion for 3 Diamond Street to July 12, 2022, at 6:30pm made by Patricia Wash and seconded Jillian Miller. Motion carried 5-0.

2. CONT. Request for Minor Modification, 72 Elm Street, Storage USA Realty, SE 243-0947

Mark Hollowell, DPW Director, addressed the Commission to present the town's request for a curb cut on Orne Street. Mr. Hollowell explained the original proposal had a six-foot tapered curve that begins at the elevation then tips down to 0 or about even with the roadway and the entrance was proposed at that location. Because the Commission had concerns over runoff from Orne Street, it was decided to use two-foot bullnose rounds allowing the sidewalk to carry through and the ramp would come back up to normal grade in the back. Mr. Hollowell shows an example of what the curb cut would look like in the location. He stated this should alleviate the concerns with flows entering the site from Orne Street and going to the Ten Mile River.

Clay Hutchinson asked if the bridge on Orne Street is the high point and where water flows toward Route 1.

Mark Hollowell adds there may be more water flow from the corner at Rt 1 as that is a low point but there are two catch basins in that location.

Motion to approve the curb cut portion as detailed for the Minor Modification for 72 Elm Street, Storage USA Realty, SE 243-0947 made by Patricia Wash and seconded Jillian Miller.

Motion carried 5-0.

3. Request for Certificate of Compliance, 22 Sequoia Lane, Montalbano Belliveau & St. Sauveur LLP, SE 243-0244

Motion to issue Partial Certificate of Compliance for Lot 12, 22 Sequoia Lane, SE 243-0244 made by Patricia Wash and seconded Jillian Miller. Motion carried 5-0.

C. HEARING AND MEETING ITEMS

1. Request for Determination (RDA), 453 Cushman Road, Jo Ann Schlick, RDA #22-04.
The proposal is to replace the existing bituminous driveway within the 100-foot buffer zone to Bordering Vegetated Wetlands. The Chair, Clay Hutchinson, read the legal notice into the record.

Jo Ann Schlick, 453 Cushman, explains to the Commission they would like to replace the existing driveway with asphalt due to poor conditions. They are photos in the application to show the Commission the present conditions and has highlighted the driveway they will be replacing.

Clay Hutchinson asks to confirm the driveway will not be widen and only replaced in kind.

JoAnn Schlick confirms they will be only removing the older asphalt and laying down new.

Shannon Palmer asks what will they do with the material being removed, where will it be stored, and points out the erosion control has not been indicated on the plans.

Michael Robert, American Soil LLC, responds the old asphalt will be removed and new one laid down with the removed material brought to Boro and Sand Company. He explained the driveway pitches towards the main road and not into the stream and there is also a berm between driveway and stream to control runoff from entering.

Cliff Bassett adds there should be a silt sock along the stream and the driveway which is remaining in the same footprint as the original.

Motion to issue a Negative #3 for 453 Cushman Rd, Joann Schlick with conditions for erosion control running on the downstream side of the driveway and stockpiling to remain on the far side of the driveway made by Patricia Wash and seconded Steven Farquharson. Motion carried 5-0.

2. Request for Amended Order of Conditions, 100/110 E. Washington St., Carpionato, CGMA North Attleboro, LLC, SE 243-0932: This request is to Amend the Final Order of Conditions (DEP File No. SE 243-0932) issued to Kelly Coates on December 11, 2020, to reflect the following modifications: not demolishing portion of existing building, adjustments to vehicular drive, swale, side slope, and utility locations. Proposed work is located in Riverfront Area and Bordering Land Subject to Flooding. The Chair, Clay Hutchinson, read the legal notice into the record. Certificates of mailing were presented to the Commission in accordance with abutter notification requirements.

Ed Casey, Esq., Coogan Smith, LLP in attendance with Renee Codega, P.E., VHB and Dave Taglianetti, VP Carpionato Group, to present the amendment to the Order of Condition.

Renee Codega briefly went over the previous Order of 2021 where the plan had been to remove a portion of the building and install two ramps for the enterprise rental car business. Ms. Codega explained:

- The cost to remove the portion of the building previously proposed was too high therefore the plan now is to keep that portion of the building and not demolish.
- The drive on the north side of the building is now reduced to 15 ft from 24 ft and the pretreatment swale along the northern border is now reduce by 4 feet while the swale remains the same, there were no changes to the stormwater plans or treatment.
- The ramp for the enterprise business has been relocated to behind the building section not being removed so will be further from the wetlands than in the last proposed plans in 2021.
- The modification results in a slight change to the floodplain compensation which was submitted in the stormwater report. The project will result in a net increase in flood storage capacity of 260 cubic yards. Therefore, the project will not increase the peak elevation or horizontal extent and level of flood waters. However, at elevation 178-179 there is a slight decrease of 58 cubic yards because of the building remaining.

Clay Hutchinson expresses some concerns regarding the loss of flood storage at the higher elevation and requested further explanation.

Ms. Codego presented an exhibit to review the flood plain compensation and explained at each incremental elevation below the flood zone there is an increase in flood storage totaling 260 cubic yards (EL 175-176: 51 cu.yds, 176-177: 127 cu.yds, 177-178: 82 cu.yds.).

Shannon Palmer reiterated there is still a net benefit to the site because of the additional storage provided at the lower incremental elevations. She agreed the project is not increasing the horizontal extent or level of flood waters.

The Commission deliberated and agreed the proposal qualifies as an amendment and complies with the standards for Bordering Land Subject to Flooding.

Motion to close public hearing for 100/110 East Washington St, SE 243-0932 made by Patricia Wash and seconded Jillian Miller. Motion carried 5-0.

Motion to issue an Amended Order of Conditions for 100/110 East Washington St, SE 243-0932 with no changes to special conditions made by Patricia Wash and seconded Jillian Miller. Motion carried 5-0.

D. OTHER BUSINESS:

1. Vote to appoint two members to NAIDC Trust (3-year term): Postponed for full board.

ADJOURNMENT

Motion to adjourn public meeting at 7:38PM, Patricia Wash and seconded Cliff Basset.
Motion carried 5-0.

Respectfully Submitted,



For: Patricia Wash, Secretary