



# TOWN OF NORTHBOROUGH Conservation Commission

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**Conservation Commission  
Remote Zoom Meeting  
Meeting Minutes  
August 8, 2022**

Approved  
9/12/22

**Members (Remotely):** Greg Young (Chairman), Dan Clark, Todd Helwig, Diane Guldner, Justin Dufresne, Kelley Marston

**Members Absent:** Tom Beals

**Staff (Remotely):** Vincent Vignaly (Conservation Agent)

**Others (Remotely):** Glenn Odone

The Chair opened the remote meeting at 6:00 p.m. and made the announcement that the open meeting of the Northborough Conservation Commission is being conducted remotely pursuant to Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency signed into law on July 16, 2022. All members of the Northborough Conservation Commission are allowed and encouraged to participate remotely. The Act allows the Conservation Commission to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. The public is encouraged to follow along using the posted agenda unless the Chair notes otherwise. Members of the public who wish to view the live stream of this meeting can do so by going to Northborough remote meetings on YouTube via the link listed on the agenda. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will feature public comment. The process was explained.

Member & Staff Roll Call: Greg Young, Dan Clark, Justin Dufresne, Todd Helwig, Diane Guldner, Kelley Marston, Vincent Vignaly (Conservation Agent), Jim DiGiulio (Host).

Ms. Guldner read into record the hearing notice for the Notice of Intent application for 80 Main Street (proposed single-family house).

Review July 20, 2022 Meeting Minutes – Mr. Helwig made a motion to approve the July 20, 2022 Meeting Minutes; Mr. Dufresne seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-abstained; Marston-yes; Young-yes; motion approved.

**Continued Notice of Intent: 0 Hudson Street (Map 53, Parcels 19, 20 & 21,) DEP File #247-1196**

**Applicant:** Scott Goddard, Circle Assets, LLC

**Request:** Proposed construction of two duplexes with associated appurtenances, a constructed wetland replication area, bordering land subject to flooding compensatory storage and associated site work.

**Jurisdiction:** Bordering vegetated wetlands, riverfront area, bordering land subject to flooding.

Maureen Herald (Norse Environmental Services) was in attendance to provide an update. She met with Mr. Vignaly and Mr. Litchfield on site to determine the wetland boundary; she is in the process of revising the material and requested a continuance to September 12, 2022. Ms. Guldner made a motion to continue 0 Hudson Street to September 12, 2022; Mr. Helwig seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

**Continued Determination of Applicability: 93 Maynard Street (Map 20, Parcel 15)**

Applicant: Marcelo Menezes  
Request: Removal of 600 square feet of trees and associated site work.  
Jurisdiction: Buffer Zone

The applicant requested a continuance to September 12, 2022. Ms. Guldner made a motion to continue 93 Maynard Street to September 12, 2022; Mr. Helwig seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

**Continued Notice of Intent: 75 Ridge Road-Proposed Lot 1 (Map 65, Parcels 88, 89) DEP File #247-1217**

Applicant: Damon Amato  
Request: Construct single-family house and associated site work.  
Jurisdiction: Buffer Zone Only

The applicant requested a continuance for all three lots to September 12, 2022. Mr. Helwig made a motion to continue the public hearings for 75 Ridge Road Lots 1, 2 & 3 to September 12, 2022; Ms. Guldner seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

**Continued Notice of Intent: 75 Ridge Road-Proposed Lot 2 (Map 65, Parcels 88, 89) DEP File #247-1218**

Applicant: Damon Amato  
Request: Construct single-family house and Storm Drain Discharge, Common Driveway and associated site work.  
Jurisdiction: Buffer Zone Only

**Continued Notice of Intent: 75 Ridge Road-Proposed Lot 3 (Map 65, Parcels 88, 89) DEP File #247-1219**

Applicant: Damon Amato  
Request: Construct single-family house and associated site work.  
Jurisdiction: Buffer Zone Only

**Notice of Intent: 80 Main Street (Map 64, Parcel 23) DEP File #247-1221**

Applicant: Blue Water Rental Properties, LLC  
Request: Single-Family house in existing dwelling footprint  
Jurisdiction: Riverfront Area, Buffer Zone

Glenn Odone (Odone Survey & Mapping) and Dave Cooley (Blue Water Rental Properties) were in attendance. The existing one-story vacant building that abuts the Assabet River is proposed to be razed to construct a new one-story residential building on the same footprint. It's mainly a grassy area; they are not looking to expand beyond the erosion controls. The stone wall that is down slope from the existing walls ranges from 2-feet on the southern end to 6-feet on the northern end; they will try to maintain the existing grades around the foundation. All work is outside the 35-foot no structure zone; erosion controls will be silt fence and straw wattles; secondary hay bales will also be installed. Ms. Guldner asked what they would be using to take down the building. Mr. Odone said an excavator with a grapple on it. 90% of the work will take place working from the upper pavement to remove the existing structure into trucks; a dumpster will be placed onsite. Mr. Young asked about the concrete mixing. Mr. Odone said there will be an area designated for a wash-out pit.

The Chair asked for public comment; there was none. Mr. Vignaly asked if the Commission wanted a marker at the 35-foot no build to limit future encroachment. Mr. Odone said when the site work is

completed, they will be using some of the fieldstone from the existing wall in front of the 35-foot to prevent anything from going down the hill in the future. Mr. Vignaly suggested using the boulders on site as a clear designation. Mr. Helwig made a motion to close the public hearing; Ms. Guldner seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved. Mr. Helwig made a motion to issue an Order of Conditions for 80 Main Street and to include markers be placed as previously discussed; Mr. Dufresne seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

**Notice of Project Change: 89 School Street (Map 73, Parcel 36) DEP #247-1204, 9/28/21**

Applicant: Damon Accardi  
Request: Replace front walk to match new patio tiles in rear  
Jurisdiction: Riverfront Area, Buffer Zone

Mitch Maslanka (Connorstone Engineering) was in attendance. The owner would like to replace the brick pavers on the front walkway to match the patio stones in the back and redo the landing outside the front door. Erosion controls (hay bales or straw bales) will be placed at the bottom of the walkway where it meets the driveway; the work is outside the 35-foot No Structure zone.

The Chair asked for public comment; there was none. Mr. Helwig made a motion to close the public hearing; Mr. Dufresne seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved. Mr. Helwig made a motion to approve the project change as listed with the erosion control devices; Mr. Dufresne seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

Mr. Young commented that the wetland in the back of the house was very full and there was no flow going through the culvert underneath School Street, indicating there may be beaver activity. Mr. Vignaly said there is beaver activity downstream; he will verify the actual location of the dam and contact the Town Engineer and DPW for the next steps.

**Requests for Certificate of Compliance:**

0 Lyman Street (DCAMM) (Map 86, Parcel 1&2) DEP#247-1188, Amended 3/3/22 – Not yet ready for a Certificate of Compliance.

68 Northgate Road (Stone/Bisson) (Map 95, Parcel 104) #247-1187 11/30/2020 – Following review of photos taken of the area, Ms. Marston made a motion to issue a Certificate of Compliance for 68 Northgate Road; Ms. Guldner seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

Mr. Young asked if the Mount Pisgah and Edmund Hill Stewardship Plans under review by the DCR have been approved. Mr. Vignaly said he sent an email to Jim Dimaio asking for the status; but has not heard back yet.

Mr. Clark asked if DCAM was supposed to submit a beaver plan for the Lyman Street area. Mr. Vignaly said it was noted in past minutes, but there hasn't been any beaver activity since work was done there. Mr. Clark said the plan was to protect DCAM's property, so if it is needed, they should submit it for review. Mr. Vignaly is meeting with them tomorrow afternoon for other work they are proposing and will discuss it with Ms. Ruch (DCAM) who will be present.

**Correspondence** was reviewed.

The next meeting was scheduled for September 12, 2022.

Ms. Marston made a motion to adjourn; Ms. Guldner seconded; roll call vote: Clark-yes; Dufresne-yes; Helwig-yes; Guldner-yes; Marston-yes; Young-yes; motion approved.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Melanie Rich  
Commission Secretary