



CONSERVATION COMMISSION
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NORTON TOWN CLERK

Monday, October 15, 2001
7:30 pm

Attendance

Bob Medeiros (Chairman), Julian Kadish (Vice-Chairman)
Jeff Houde, Dana Rappaneau, Ed Breault, Neil Linehan
Kathleen Giblin, Jennifer Carlino, Director

Minutes

The members reviewed the draft minutes of **April 23, 2001**. Jeff Houde made a motion, seconded by Ed Breault, to accept the minutes as written. Approved.

The members reviewed the draft minutes of **May 14, 2001**. Dana Rappaneau made a motion, seconded by Jeff Houde, to accept the minutes as written. Approved.

The members reviewed the draft minutes of **September 24, 2002**. Neil Linehan made a motion, seconded by Jeff Houde, to accept the minutes as written. Approved.

The members reviewed the Bills Payable Sheet (misc.) Neil Linehan made a motion, seconded by Dana Rappaneau, to pay the bills. Approved. The members reviewed the Bills Payable Sheet (Pare Engineering). Jeff Houde made a motion, seconded by Ed Breault, to pay the bill. Approved.

The members reviewed a Request for a Determination of Applicability – **Carolyn Lincoln & Roy Kok – Parcel 40 (assessors map 29) 40 Meadowbrook Lane** – for proposed plans to install a new septic tank and leaching field including final grading and seeding within 100 feet of wetlands. John F. Vance, Jr. represented the applicant (Mr. Kok who was also present) at the public hearing. Mr. Vance explained that Mr. Kok and his wife were to be living on the same parcel as Ms. Lincoln. They would be repairing Ms. Lincoln's septic system as she would remain living in the house. They also would be buying and managing the horse farm and building a new house on the top of the hill. Mr. Vance explained that the Three-Mile River runs through the property closer to the existing cesspool than the proposed septic system. Jennifer Carlino stated the proposed system is basically in the same place, directly adjacent to the Three-Mile River. There is a steep bank and at the top of slope is the mean annual high water mark and bordering vegetated wetland. Julian Kadish made a motion, seconded by Dana Rappaneau, to close the public hearing. Approved. Jeff Houde made a motion, seconded by Dana Rappaneau, to issue a negative Determination (#2) as long as the work is done according to the submitted plans. Approved.

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The members reviewed a Notice of Intent – **Massachusetts Golf Association, Thomas Landry – Parcel 3-A (assessors maps 8, 9 & 15) Arnold Palmer Boulevard** – for proposed plans to construct a 2-story office building with associated parking, stormwater management system, landscaping and appurtenances within 100 feet of wetlands. Ed Breault made a motion, seconded by Dana Rappaneau, to waive the reading of the legal notice for this project. Approved. Dave Pickart, Environmental Scientist for VHB, Rebecca Weisman and Steve Blais were present at the public hearing. Dave Pickart explained the project to the members. He explained that the Mass Golf Association was a non-profit organization. Their main purpose is to assist country clubs and golf courses throughout the state. He further stated that they decided to make their headquarters on this parcel. Working with the Tournament Players Club and the Park at Great Woods, they subdivided this parcel for their headquarters. Bob Medeiros mentioned to Mr. Pickart that there were a few problems regarding the siltation control at the course. Mr. Pickart stated that all of the holes were graded and seeded and growing. He further stated that he had spoken to John Watson, the project manager for the Tournament Players Club and Mr. Watson had assured him that he was keeping track of any problem areas. He said that one of the worse areas was around the practice range. Bob Medeiros stated that the problems with the siltation control should not have been allowed and should have been kept under control at all times. Mr. Pickart did say that unfortunately there was a lack of communication and this has been taken care of for all future work. Bob Medeiros stated that there was still a lot of work to be done yet. Mr. Pickart said that a wildlife inventory had been done in the spring and most of the species are still present on this site. He also stated that the swales would be finished in approximately a week. Dana Rappaneau asked Mr. Pickart what the policy was pertaining to hunting on this property. Mr. Pickart said that he was not sure and would ask the Tournament Players Club (TPC) what their policy was. He also said that the Conservation Restriction area obviously would be under Conservation jurisdiction. Neil Linehan asked Mr. Pickart if he had noticed any of the vegetation being eaten by deer. Mr. Pickart replied that he had not but had noticed a problem created by the Canadian geese. Neil Linehan asked Mr. Pickart if they had any applications to occupy the office park area yet. He replied that there has been some interest shown but nothing definite. Rebecca Weisman, Environmental Scientist for VHB, introduced herself to the members and stated that she was going to give a brief overview of the wetlands and mitigation measures for this project. She explained that the 3.8 acre site is currently undeveloped and would be surrounded on three sides by the TPC Golf Course and to the east by wetlands. She pointed out where Arnold Palmer Blvd., the 9th hole and the maintenance facility would be located and noted that the wetlands are to the east of the proposed work and were referred to as Wetland B on previous plans. She stated that a gravel carpath bisected the wetland. She stated that no work was proposed within the wetlands, but only within the 100 ft. buffer zone. She then gave a brief description of the Mass Golf House. It is a 2-story building with approximately 13,700 sq.ft. of office space. The parking lot would be for 61 cars. Ms. Weisman stated that erosion & sedimentation control would be used during construction to eliminate any adverse impacts to the wetlands which would include hay bales (required by the Planning Board) and silt fences. Steve Blais, engineer for VHB, introduced himself to the members and described the drainage methods for this project. He assured the Commission that all erosion control methods would be used during construction of the drainage systems at all times. He further stated that infiltration tests had been done. Bob Medeiros asked the Commission members if they had any questions at this point. Jennifer Carlino stated that she had several questions for Mr. Blais. She asked if the drain from the landscape area next to the building

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could be connected to the drainage that goes to the 9th fairway instead of directly into the wetlands. Steve Blais replied that the TPC Golf Course had designed the drainage systems and permission would have to be obtained from them to make any revisions. He further stated that flow that has been going in a certain direction, cannot be redirected. Dave Pickart stated that TPC did not want to make any revisions to the drainage designs. Jeff Houde asked if the building was already designed. Dave Pickart replied that it was. Ed Breault stated that if the building was a little smaller then the parking lot could be made smaller. Bob Medeiros asked if the building could be moved so that the 25-foot buffer policy could be used. Discussion ensued regarding the distance between the building and the wetlands at the closest point. Again, it was explained to the members by Steve Blais that basically everything needs to remain as shown on the plans. Bob Medeiros requested to have a plan showing a retaining wall between the building and the wetlands to reduce the amount of disturbance near the wetland. Dana Rappaneau stated that he thought a wall at the closest point toward the parking lot would be a good idea in case of a spill on the parking lot. Neil Linehan asked if this was a working office building. Tom Landry from the Mass Golf Association stated that the building would not only be for their office, but 10 other Massachusetts-based golf organizations. Mr. Tom Landry asked about having 1:1 rip rap slopes rather than the retaining wall. He said that this wall was getting huge and might end up being unaffordable. Bob Medeiros stated that he had no problem with 1:1 as long as it was maintained and that this would be included in the Order of Conditions. Jennifer Carlino asked about the Stormwater (NPDES) permit. Mr. Pickart explained that they did not have an NPDES permit at this time, but if the regulations might be changed at some point in the future, they might change the 5-acre requirement to 1 acre. Jennifer Carlino asked Mr. Pickart to print a paragraph explaining this. He agreed. Jennifer Carlino asked Steve Blais if the berm from the forebay to the detention basin was supposed to be ½ rip rap or all rip rap. He replied that it was only for the bottom of the basin. Jennifer Carlino asked if the bottom of the detention basin would be planted. Mr. Blais stated that he saw no problem planting this with wetland plants to filter the soluble pollutants. She mentioned that the emergency overflow flows into the carpath. Mr. Blais noted that the emergency overflow area is the 100-year storm area and would probably happen less than once every 100 years and did not see this as a problem. Jennifer Carlino questioned the amount of the filing fee for this project. Dave Pickart explained how this amount was determined. Neil Linehan made a motion, seconded by Dana Rappaneau, to continue the public hearing until the next regular meeting of Monday, October 29, 2001 at 7:40 pm. Approved.

The members reviewed a request for a Certificate of Compliance filed by Meadowbrook Corporation/Robert Rodericks for **DET. #717 - John Scott Boulevard, LLC - Lot W, Parcel 141, Map 36 - 9 Gilbert's Way**. Bob Medeiros asked Jennifer Carlino if she had inspected this lot. She said she had and there was some stabilization to be done and recommended a partial Certificate of Compliance with a \$500 bond. Jeff Houde made a motion, seconded by Dana Rappaneau, to issue a partial Certificate of Compliance with the condition that the applicant posts a \$500 bond with the Town Treasurer to ensure final vegetative stabilization of exposed soils. Approved.

The members reviewed a request for a Certificate of Compliance filed by Meadowbrook Corporation/Robert Rodericks for **#250-455 - John Scott Boulevard, LLC - Lot X, Parcel 140, Map 36, Lot Y, Parcel 133, Map 32 & Lot Z, Parcel 111, Map 36 3, 5 & 7 Gilbert's Way**. Jennifer Carlino stated she had inspected these lots and there was some stabilization of exposed soils to be done. Jeff Houde made a motion, seconded by Dana Rappaneau, to issue a partial Certificate of Compliance with the condition that the applicant posts a \$1,500 bond with the Town Treasurer to ensure final vegetative stabilization of exposed soils on these lots. Approved.

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Jeff Houde made a motion, seconded by Dana Rappaneau, to put a request for a Certificate of Compliance on the agenda for **DEP File #250-467 – Gregory Bramwell – parcels 243 & 246 (assessors map 21) 96 North Worcester Street**. Approved. Jennifer Carlino stated that the exposed soils on these lots needed to be stabilized and recommended a partial Certificate of Compliance with a \$500 bond. Jeff Houde made a motion, seconded by Ed Breault, to issue a partial Certificate of Compliance with the condition that the applicant post a \$500 bond with the Town Treasurer to ensure final vegetative stabilization of exposed soils on these lots. Approved.

Other Business

The members discussed possible dates to meet with **Pare Engineering** at the Norton Public Library. Three dates listed by the Director were October 22, 2001, November 5, 2001 or November 19, 2001. Neil Linehan made a motion, seconded by Jeff Houde, to meet on November 19, 2001. Approved. Jennifer Carlino will be contacting Pare Engineering regarding the time and date of the meeting.

Bob Medeiros made a motion, seconded by Ed Breault, to adjourn the public hearing at 8:30 pm. Approved.

Respectfully Submitted,



Jennifer Carlino
Conservation Director

JC/pmb