

Town of Blandford
Conservation Commission Minutes
March 22, 2021 6:00 PM

Commission Members in attendance: Dick Gates, Colleen Doyle, John Piper, Jon Letendre, Nate Maynard (via telephone conference line)

Others in attendance:

Joe Rogers, Steve Ambrosia (GZA)

Rolandy Romelus, Domenic Carderelli, Marc Lavasseur, Attorney Blake Mensing, Dave Clark (Foresight / Belle Fleur)

Continuing Business

Domenico Cardarelli / Belle Fleur Holdings – 130/140 Otis Stage Rd. – Revised Notice of Intent – Re-Open Public Hearing

Commission members: R Gates, J Piper, and N Maynard conducted a site walk on the proposed Belle Fleur location on 3/19/21 with M Lavasseur. Flagging for the site footprint and surrounding wetlands were reviewed and discussed. Special concern was noted regarding the timing and phasing of the project and the need to preemptively plan for rain events and resultant runoff. The driveway to the building is on heavily sloped land surrounded by wetlands and upstream of Tannery Brook.

Final NOI and associated site plans were received by the Commission on 3/22/21.

Reopening of Public Hearing

Marc Lavasseur of Foresight Land Services provided an overview of the revisions that were submitted, which included:

- Reduced setbacks
 - Moved driveway approximately 25' further from wetlands.
 - Reduced building size by 30' in width reducing intrusion to the buffer zone and riverfront alteration.
 - Additional plantings proposed around the buffer zone.
- Addressed questions posed by GZA's previous review comments.

Stormwater Updates

- Steve Ambrosia (GZA) stated that Marc's most recent update satisfied all remaining questions posed regarding the stormwater system.
 - Some question remained regarding the TSS calculations being completed on a weighted average for the entire system.
 - While the total calculations do achieve 80% TSS removal as a whole, there are components that are untreated beyond a level spreader.

- Over 90% of the system is captured and treated.
- Steve stated that while the calculation may be unconventional, a good faith effort was made to address TSS.

Commission inquired whether there would be a delineation and demarcation of the site footprint, or whether that had been considered. Marc made note that consideration would be made to minimize footprint and overall disturbance.

Commission inquired about site supervision and project point of contact. Dominic Cardarelli stated that he would be onsite throughout the construction phase and that there would always be a supervisor on location with knowledge of all restrictions and requirements set forth from the Commission.

Motion to Accept NOI

- All questions were satisfied and R Gates made a motion to accept the current project as proposed by the most recent NOI received 3/22, and also to accept the wetland delineations reviewed by J Rogers (GZA) on 3/5.
- J Piper seconded the motion.
- Commission members voted unanimously to accept the motion.

An Order of Conditions will be issued to Belle Fleur along with a set of Special Conditions. The Special Conditions are being issued due to the proposed project being within an ORW and the site location being surrounded by wetlands in a sloped region. Careful oversight will be conducted by the Commission to ensure all conditions are met until a final Certificate of Compliance is issued.

Richard W Gate
John Piper (RWG)
Nathan Maynard (RWG)