

**Town of Blandford
Conservation Commission Minutes
July 26, 2021 6:00 PM**

Commission Members in attendance: Dick Gates, John Piper, Colleen Doyle, Jon Letendre, and Nate Maynard.

Others in attendance: Brian Bernier (Resident), Jackson Alberti (Foresight Land Services representing Belle Fleur), and Michael Hutchins (Planning Board).

New Business

Request for Determination: Brian Bernier – Demo and Rebuild of Garage near Potash Brook

B. Bernier has begun excavation of hillside on his property to prepare for the demolition and rebuild of his garage. The new structure will have a significantly larger footprint and is within the 200' buffer of Potash Brook. There are concerns regarding the excavation, erosion control, and overall bank stability for the proposed project.

ConCom members discussed whether the project was jurisdictional and would require an NOI in order for Brian to continue work on his property, as well as advising him of the process involved.

R Gates made a motion of positive determination for the proposed project with a requirement for an NOI to be submitted for the project to continue. Motion was seconded by J Piper and passed unanimously from fellow commission members.

Review Project Plan Modifications from Belle Fleur – 138 Otis Stage Rd. DEP File #111-0059

Dominic Carderelli of Belle Fleur is the point person for all project updates and the commission has requested that all communications are channeled through him. ConCom has been receiving emails and updates from various entities involved in the project and would like to streamline and simplify communications.

Jackson Alberti of Foresight Land Services, representing Belle Fleur, brought updated site plans to provide an overview of proposed changes to the original NOI. The commission requested that the revised site plans have the proposed changes highlighted. The plans that were submitted did not highlight changes and required careful comparison with previous plans in order to determine modifications. J. Alberti stated that he would work with M. Lavasseur of Foresight to provide revised site plans that provided appropriate highlights for ease of reference and for future modifications.

J. Alberti provided an overview of the proposed project plan modifications that had arisen since the original NOI was submitted and approved. These changes included the following proposals:

- Building footprint extending 9" on either side. This will require no additional clearing but will extend the building further into the BVW.
- Entrance moved from the parking lot on the West to the South side of the building. This will result in no change to impervious surfaces.
- Fire pump house reduced in size with water storage tanks above ground rather than below surface (one 40,000gall tank above ground vs two 22,000 gallon tanks in ground).
- Relocated roof drainage locations to under the parking lot as well as runoff storage tanks.
- Overhead power line moved above ground from street to gatehouse (previously below ground).
- New clearing of trees and shrubs proposed along Rt. 23 roadside for safety and improved line of sight for oncoming traffic. Within the 200' riverfront area.

Of the proposed modifications, the commissions was most concerned with the impact of clear cutting trees and vegetation within the 200' riverfront buffer zone (Tannery Brook). J. Alberti stated that the modification was made based on a strong recommendation by MA DOT traffic study. The commission discussed ways to improve line of sight without doing a complete clear cut. In reviewing the traffic study, it did not recommend a full clear cut but had referenced limbing of trees and trimming of vegetation to provide better line of sight.

The commission requested the opportunity to further review the traffic study, perform a site walk, and look at ways to improve line of sight while mitigating impacts to the riverfront buffer zone. They also requested updated plans with highlighted proposed modifications prior to the next meeting. The commission will then determine whether to provide approval of the modifications as is, require an addendum to the order of conditions, or require a new NOI be submitted.

Robert W Gate
 on the Day
 [Signature]