Members Present: James Cobbs, Mark Speizer, and Samuel Ward. Also present were Henry Nover and Caitlin Nover from Nover-Armstrong Associates, Inc.

1. Notice of Intent
   Property: 292 Howard Street
   Applicant: Beantown Builders
   Representative: Webby Engineering

   Continued to September 14, 2017 by agreement of the parties.

2. Notice of Intent
   Property: Plots 10 & 11-1 Oak Hill Way and 89 & 90 Plain Street
   Applicant: E.O.M.S.
   Representative: LEC Environmental (Claire) & JK Holmgren (John Holmgren & Scott Faria); Lou Tarintino (Applicant)

   Applicant’s statement: Claire Hoogeboom, LEC said this project takes place on four parcels – three in Brockton, one in West Bridgewater. She said that the Bridgewater Conservation Commission opened and continued the meeting for this project last week. She described existing conditions and wetland resource areas located on the Site – The site is surrounded by forested wetland and upland areas and is frequented by ATV use on the site. She said there is a perennial stream, Edson Brook which flows in a westerly direction through an open bottom box culvert. She said there is 25’ Riverfront Area, 100’ buffer to Bank, and BVW off the river in both directions. She said there is also two isolated wetland areas, a certified vernal pool, and a field identified PVP.

   Ms. Hoogeboom said that there is mapped BLSF on the site and acknowledged that Nover-Armstrong has stated that the BFE needs to be adjusted [to 72.0] which they will be addressing. She said there is a historic wetland replication areas from previous filings located on the site. She said there was also buffer zone restoration and compensatory flood storage area constructed on the site and culvert was constructed as part of these filings. She said this work took place from 2007 to 2011 and a final COC was issued in 2015.

   Comments: Mr. Cobbs asked whether the other PVP is certified and if not, if it could be as part of this filing and was told by Ms. Hoogeboom that is could be possible.

   Scott Faria, J.K. Holmgren said the project shows the master plan of what ultimately will happen at the site which may never fully be constructed. He said the applicant wants to extend Oak Hill Way and extend utilities onto the Site. He said that the stormwater and drainage has been already been engineered and that Nover-Armstrong has been reviewing the work and has been in contact with them over the course of the application. He said that J.K. Holmgren feels like they can adequately address Nover-Armstrong’s comments.
Mr. Faria stated that the first Phase of the project will be to bring utilities onto the Site and constructing storage areas. He said stormwater areas would have to be constructed as part of Phase I and that after Phase I is completed the project will be evaluated and minor modifications to the project are likely. He said that Phase I is expected to happen immediately. He said that horizontal directional drilling is no longer proposed and the utilities will be rerouted in the stream. He said that this will involve pumping the stream while they are installed. Mr. Faria noted that the West Bridgewater Conservation Commission is looking for Brockton’s decision on the project.

Mr. Cobb asked what the fuel source for the Site will be. Mr. Faria stated that water, sewer, natural gas, and electric are proposed.

Mr. Ward asked what will be stored in the containers. Mr. Faria stated that will be cleaned and emptied before coming to the Site. He said that they will be cleaned at the West Bridgewater location.

Mr. Nover stated that Nover-Armstrong personnel has been involved with this Site since 1999. He said that Nover-Armstrong and JK Holmgren met about a month ago at Nover-Armstrong’s office and Nover-Armstrong has made preliminary comments to which some have been addressed.

Mr. Nover asked how the proposed utilities will be brought on the site. Mr. Faria stated that they will be placed within the stream. Mr. Nover made a suggestion that an open trench method might be the most feasible method.

Mr. Nover stated that Nover-Armstrong is concerned with the set back of stormwater management areas from the vernal pools and said that Nover-Armstrong is looking for a 50’ setback from the vernal pools.

Public Comments:

Mr. Eddie Beyers (Cindy’s Kitchen) stated that he fully supports the project. He said that he thinks it would be great for the City and for the area.

Mr. Faria requested to continue the hearing until the September 14th public meeting.

**Decision:** To continue until September 14, 2017.

Motion: Speizer  
Second: Ward  
In favor: 3  
Opposed: 0

3. Certificate of Compliance

Property: Claremount Ave  
Applicant: Michael Curtain  
Representative: JK Holmgren Engineering

Continued to September 14, 2017 by agreement of the parties.

4. Notice of Intent
Property:  940 Belmont Street
Applicant:  US Department of Veterans Affairs
Representative:  JK Holmgren Engineering

Continued to September 14, 2017 by agreement of the parties.

Mr. Nover said that JKH was waiting on the green light from VA to continue.

Motion to issue an enforcement order
Motion: Speizer
Second: Ward
In favor: 3

**Second meeting in September must come before the commission with NOI. Also, to immediately put up erosion.

Decision: To issue an EO with special conditions.
Motion: Cobb
Second: Speizer
In favor: 3
Opposed: 0

Other Business/On-going Projects/Minutes/Discussion/Up-Dates

1. Ms. Nover informed the Commission that an initial Pre-Construction meeting took place at 1288 Pleasant Street, Lot 3 and that a few issues regarding the installation of erosion controls. Ms. Nover stated that there has been on-going communications with the property owner to solve these issues before construction begins.

2. Ms. Nover informed the Commission that an initial Pre-Construction meeting took place at 0 Country Club Way and Nover-Armstrong had communications with the project engineer regarding the size of the wetland replication area. Ms. Nover said that the wetland boundary delineated on-site was fairly conservative and that if the line was reevaluated the need to cut down mature trees in order to create replication areas might be lessened. Mr. Cobb stated that an amended OOC would be needed in order to approve this.

Public Comments: Jeanne Holmes asked whether or not the new owner will be notified of the restrictions. Ms. Nover responded, stating that yes, they would. She said that a special condition was put in place that OOC will be recorded on the deed.

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.