

**CONSERVATION COMMISSION
SPECIAL REGULAR MEETING
February 27, 2023**

REGULAR MEETING

Present: K. Kearney, N. Braga, Brett Roberts, and Interim Conservation Agent, Lisa Caledonia
7:00 p.m. Ch. K. Kearney opened the meeting of the Seekonk Conservation.

Public Hearings:

NOI #SE69-0968; 135 Taunton Ave & 176 Fall River Ave (Map 14/Lots 80, 81, 82, & 95)

Proposed raze and rebuild of commercial car dealership with associated stormwater structures within jurisdictional wetland resource areas.

Applicant: Bocada Enterprises, LLP

Brian Thalmann, Senior Project Manager, Professional Engineer, DiPrete Engineering represented the applicant.

Rich Riccio, Field Engineering, presented the stormwater peer review (2 letters). He stated he took no exception to the general comment and the calculations; they fell in conformance with general practices for redevelopment. He had specific comments addressed in the response letter:

Comment #1: Addition of some construction details and specification should be provided for the structural components, which have been included in the revised plans.

Comment #2. Additional test pits should be done within the footprint of the Subsurface infiltration basin. Tests pits were completed; results appear consistent with the previous information. He recommended someone from the Town witness the excavation of the infiltration system when it is constructed in order to confirm material/do a bottom area inspection in the field. It was discussed that the Town Engineer, GPI should perform the inspection as they do for construction aspects for the Planning Board for subdivisions. Soils consistent.

Comment #3. In review of the calculations, there was a minor discrepancy, which was revised and the information is accurate.

Comment #4. Sizing calculations should be included for the piping system from the roof leaders to the infiltration system to ensure it has adequate capacity up to the 100-yr. storm event, which it does.

Comment #5. Additional spot grades were requested be shown within the driveway aprons to ensure drainage patterns assumed in the hydrologic calculations are maintained.

Comment #6. Spot grades were provided and it makes sense with their watershed plans (shown on Page 7). Mr. Riccio stated he wanted to bring to the Town's attention that in his experience dealing with MassDOT, they do not allow any runoff to enter the roadway from private sites. He has had to put trench drains across the curb cuts or grade accordingly. That has not been done on the current plans; it is more of a State issue. When they go for their curb cuts, that may come up. He stated for the record, that if the plans are revised, they have to come back to the Local boards for modifications; that is standard practice.. Agent Caledonia stated that she will include a condition in the OOCs that "any changes would require an amendment."

Brian Thalmann stated that District 5 MassHighway requires local entitlement be done before submitting to them.

Comment #7. From a Stormwater perspective, the Conservation Commission is really most concerned about the area that flows to the wetlands system in the back. There is just over a ½-acre of impervious area flowing in post-developed conditions, which is a reduction from what is currently there. They are removing some pavement. They added a sediment forebay (shown on Page 7 & 8) that would overtop towards the wetlands. Plantings were shown. Mr. Riccio said its proposed as a stone lined forebay (that depression), he would prefer to see it vegetated as it provides treatment. He suggested putting the wetland seed mix on the bottom, and plugs of switch grass.

Comment #8. Town requirement of the Final O&M to be signed by the owner and to be submitted to the Planning Board prior to Building Permit Application. The applicant is subject to the requirements of the Stormwater Management By-law including a Sedimentation and Erosion Control Plan, and Stormwater Management Permit Application, with the Town of Seekonk Planning Board.

Comment #10. Because they are disturbing more than 1 acre, **the applicant must file for coverage with the USEPA under the NPDES.** He commented it is an improvement over existing condition. **A copy of the SWPPP is also required to be submitted to the Planning Board and the Conservation Commission.**

Agent Caledonia referenced the previous Agent Jennifer Miller's comments: she would like to see the fence remain; she was concerned with storage of car parts, dumpsters and hazardous materials.

Mr. Thalmann said he moved it just outside of the buffer. He pulled the pavement back because one comment was related to vehicle circulation for the new fire apparatus. He also wanted to get the 67-ft car carriers on and off the site; he shifted up the pavement 24 feet. Mr. Thalmann stated that one of the issues currently is that the facility is too small (mostly parts storage); the new building has a second story just for parts.

Agent Caledonia said another of Ms. Miller's comments was regarding oil/fluid systems and car wash. Mr. Thalmann stated there will be no car wash in new building. There is treatment/curbing in the new site, so there will be no runoff issues. It was noted, that currently the runoff from the Tasca carwash discharges to the south (but this is not part of the plan we are reviewing/hearing tonight). Mr. Thalmann stated there will likely be a second filing for the Ford Dealership coming forward in the near future. He reported that one thing that has to happen is sprinklers because of the separation between the buildings. Tasca is giving serious thought to redoing the whole dealership as it is a hodge-podge of additions and modifications.

Landscaping was discussed, and it was noted that proposed Honey Locusts were changed to Red Maples. Mr. Riccio reported that the only other comment from the Conservation Commission was in regard to snow storage. Plan Sheet 6 shows designation of snow storage areas outside the buffer zone with some hauled off site.

Agent Caledonia confirmed with Mr. Thalmann that erosion controls will consist of a compost filter sock.

B. Roberts made a motion to close the public hearing for SE69-0968, 135 Taunton Ave & 176 Fall River Ave; N. Braga seconded. Vote: 3-0-0

B. Roberts made a motion to approve the plan under the MA Wetlands Protection Act for SE69-0968; N. Braga seconded. Vote: 3-0-0

B. Roberts made a motion to approve the plan under the Seekonk Wetlands Protection By-law for SE69-0968; N. Braga seconded. Vote: 3-0-0

There is a 10-day appeal period from the date of the issuance of the Order of Conditions.

Public Meeting:

Other Business:

- **Discuss other topics not reasonably anticipated by the Commission 48 hours before the meeting. No votes to be taken.**

There was none.

- **Public Input.**

There was none.

B. Roberts made a motion to adjourn the meeting at 7:23 p.m., N. Braga seconded. Vote: 3-0-0

Respectfully submitted,
Kim A. Lallier
Conservation Secretary

Formally accepted on 4/10/2023 5 in favor, 0 against, 0 abstention

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Link: <http://tv9seekonk.com/>