



**Environmental Stewardship Department/
Conservation Commission**

**City of New Bedford
Jonathan F. Mitchell, Mayor**

**Meeting Minutes of the Conservation Meeting of
November 3, 2015
Brooklawn Senior Center**

Members Present

John Radcliffe, Chairman
Craig Dixon, Vice Chairman
Dennis Audette
Jacob Gonsalves

Members Absent

Paul Pacheco

Staff Present

Agent Porter
Sandy Douglas, Admin., Specialist

Chairman John Radcliffe called the meeting to order at 6:30 p.m.

OLD BUSINESS:

None.

CONTINUED HEARINGS:

1. **SE49-0717 - (Continued from 8/18/15, 9/8/15, 9/29/15, 10/6/15, 10/20/15) - Notice of Intent as filed by the City of New Bedford Department of Public Infrastructure for property identified as 1484 Airport Road (Map 123, portion of Lot 3).** Applicant proposes to construct a salt shed in the Buffer Zone to a Bordering Vegetated Wetland. Representative is City Engineer David Fredette, P.E. of the Department of Public Infrastructure. **Continued until 11/17/2015.**
2. **SE 49-0718 - (Continued from 9/8/15, 9/29/15, 10/6/15, 10/20/15) - A Notice of Intent as filed by Gregory Kulpinski of VVK Realty, Inc for property identified as 1494 East Rodney French Boulevard (Map 12, Lots 77 and 290).** Applicant proposes to renovate the site including building renovations and expansion, installation of four floating docks and 12 moorings, rehabilitation of the existing pier, repaving parking lot and construction of a 10' wide public access way. These improvements are being conducted in the Coastal Buffer Zone and within Land Under the Ocean, Land Containing Shellfish and Land Subject to Coastal Storm Flowage. Representative is Susan Nilson of CLE Engineering. **Continued until 11/17/2015.**

NEW HEARINGS:

1. **A Notice of Intent as filed by Jason Hutchens of RAW Seafoods for property indentified as the North Side of Samuel Barnett Blvd (Map 133, Lot 63).** Applicant proposes to construct a 92,000 s.f. cold storage warehouse with associated offices, parking and a rail spur. Activities are proposed in and within 100' of Bordering Vegetated Wetland and in the Riverfront Area. Representative is Richard Riccio, P.E. of Field Engineering.

Mr. Richard Riccio of Field Engineering was present on behalf of the applicant together with Jason and Scott Hutchens of RAW Seafoods.

Mr. Riccio advised that the proposed project consists of a 92,000 s.f. cold storage freezer building on one of the last remaining vacant lots in the Industrial Park. Mr. Riccio stated that Mr. Jason and Scott Hutchens will be happy to answer any questions the Commission might have with regard to the business operation.

Mr. Riccio continued to state that vacant property is approximately 14 acres of land with about 10 ½ acres of upland. There is an existing Order for Resource Area Delineation confirming the wetland line shown as Wetland Flags 1-61. Epsilon Associates just recently flagged the top of the bank and the opposite side of the wetland to establish the resource areas for rail crossing. The stream was created when Barnett Boulevard was filled and it does flow on a regular basis. The project itself is a 92,000 s.f. proposed building and in the next couple of years would like to add an additional 75,000-80,000 s.f. It is serviced by one single access point driveway off of Barnett Boulevard. The rails will be coming off the existing tracks on the westerly side and will be crossing the perennial stream.

Mr. Riccio added that storm water management for this project in the impervious areas is going to take place in two locations. There is a large detention infiltration basin in the front of the property that will handle all of the roof run-off and has already been sized for the phase II development. The parking area will flow to a wet basin. The loading area will go to a stormceptor manhole. There are no direct discharge points to the wetland other than what is existing.

Mr. Riccio stated that they are proposing approximately 4,640 square feet of BVW alteration and 7,400 of replication area in order to construct the rails. They have worked closely with Epsilon Associates to design a replication area as its being constructed and to conduct the inspection once it's completed as required. There is one encroachment into the 25' no touch. They minimized the impact of this with a retaining wall; this is approximately 800 s.f. of alteration within the 25' no touch zone.

Mr. Riccio added that they are proposing some wildlife habitat enhancements in the replication areas including brush piles. A wildlife habitat evaluation has been provided with this application.

The erosion control will consist of a combination of waddles and silt fence. Will retain the 23,000 s.f. of trees and will also place erosion controls around this area as well.

Mr. Riccio explained as to why the rail across the wetland is so critical to this project. Raw Seafoods currently rents space around the region and off load their product that comes in from the West Coast on rails into Taunton and then truck it down to their existing facility in Fall River. Raw Seafoods is trying to consolidate all their operations into one roof and be able to bring the rail into a site that they can control. This will minimize the amount of trucks necessary on the roads and make it a more efficient operation.

Chairman Radcliffe inquired whether Raw Seafoods would also send out product by rail. Mr. Riccio replied that the rail would be bringing the product in from Seattle and stored on site and then trucked out.

Mr. Riccio stated that they have minimized the amount of alterations to the maximum extent practicable. DPI has reviewed this project and issued a sign-off. And that test pits have been completed.

Chairman Radcliffe suggested that this application be sent to Nitsch Engineering for peer review. Chairman Radcliffe inquired as to what type of material the building would be. Mr. Riccio replied that it

will be a steel building with an aluminum façade similar to the existing one in Fall River. Mr. Riccio showed the Commissioners a proposed illustration of the building.

Chairman Radcliffe inquired as to what their proposed plan was for stock piling material and siltation barriers. Mr. Riccio replied that there is an area proposed for stock piling. Mr. Riccio advised that they would also like to break ground prior to the holidays this year pending approval of all permits.

Commissioner Dixon inquired whether there would be any road drains in the driveway. Mr. Riccio replied that there are catch basins proposed.

Chairman Radcliffe inquired whether this operation is replacing a current facility or an expansion of the business. Mr. Hutchens replied it was both and gave a brief explanation of their current situation.

Commissioner Gonsalves inquired whether there were any current plans for the rail. Mr. Riccio replied that said plan was included in the packet and they have been working with the Massachusetts Coastal Railroad. They have obtained a grant that will fund 60% to help construct the rail and the applicants will fund the difference.

Agent Porter stated that when it comes to the replication area it is necessary to know the seasonal high ground water elevation of the wetland impact area, the proposed wetland replication area and the wetland adjacent to the replication area. Mr. Riccio replied that he will speak with Mike at Epsilon since they performed the delineation of the wetland and inquire whether he has any soil logs.

Agent Porter that she noticed on sheet 8 it stated that there will be 50% pit and mounds and inquired what the depths and heights would be. Mr. Riccio replied that it will be approximately 12" or so but he will double check it and post the information on the plan.

Agent Porter stated that the following conditions will be suggested when an order is issued: 1) wetland flags be relocated; 2) mark the 25' limit of work area by survey; 3) planting of trees and shrubs to be done in the spring and fall season; 4) hand pull the invasive wetland species for the first two years; 5) final elevation of excavated replication should be shown on the as-built and submitted to Conservation Commission prior to plantings of the replication area; 6) seasonal high groundwater table in the replication area be verified by a PE or certified soil scientist; 7) monitoring report; 8) dewatering for the rail crossing. Mr. Riccio stated that he will provide a dewatering detail on the plan and will review the locations of dewatering with the Conservation Commission before implementing. 9) annual stormwater management system operation & maintenance reports are submitted to the Conservation Commission detailing maintenance of the stormwater system as provided in the approved plans.

Commissioner Dixon made a motion to forward this application to Scott Turner at Nitsch Engineering for peer review. Motion was seconded by Commissioner Gonsalves. All in favor. Motion carries.

Commissioner Dixon made a motion to table this matter to November 17, 2015. Motion was seconded by Commissioner Audette. All in favor. Motion carries.

NEW BUSINESS:

1. Agent Updates

CARDINAL PLACE

Agent Porter advised that lot 5 has been seeded

WHALERS WOODS

Agent Porter advised the Commission that they will be applying for their Certificate of Compliances. There are approximately 34. There were some areas that the silt had to be pulled back from the hay bale line recently.

2. General Correspondence

A motion to adjourn was made by Commissioner Dixon at approximately 7:10 pm. Motion was seconded by Commissioner Audette. All in favor. Motion carries.

Respectfully submitted,

Sandy Douglas
Administrative Specialist