**MINUTES OF NOVEMBER 1ST, 2018**

# Pursuant to the notice filed with the Town Clerk, the meeting of the Conservation Commission was held in the Lower Conference Room at Dedham Town Hall, 26 Bryant Street, at 7:00 p.m. on Thursday November 1, 2018.

# **The following Commissioners were present:**

Laura Bugay, Chair

Andrew Tittler, Vice Chair

Stephanie Radner

Michelle Kayserman, Clerk

Leigh Hafrey

Nick Garlick

Sean Gauthier-Alternate

Nathan Gauthier-Alternate

The following staff were also present

Elissa Brown, Agent

Renee Johnson, Administrator

Commissioner Bugay called the meeting to order at 7:00 pm. in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Dedham Wetlands Bylaw, and the Dedham Stormwater Management Bylaw.

The following applications were continued until November 15st, 2018

* **235 & 243 Bussey Street, ANJOM, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep**
* **218 High Street, Map 111, Lot 3**
* **339 Washington Street, Garnett Realty Trust, Applicant – Sue Harrington, GCG Engineering, Rep.**
* **270 & 290 Bussey Street, Delapa Plaza East, Inc, App – Jim Devellis, DeVellis Zrein, Inc – Rep.**
* **637 East Street, Frank Gobbi, Applicant – John Glossa, Rep.**

Commissioner Bugay moved to continue, Commissioner Tittler seconded. All voted in favor.

## **Public Hearing on Draft Stormwater Management Regulations**

Commissioner Bugay opened the public hearing to discuss the current proposed revisions on the Draft Stormwater Management Regulations.

List of documents discussed at this meeting:

* Draft Stormwater Management Regulations 10-25-18

Agent Brown provided the commission with a summary of changes from the last meeting

* Section 5(A) design standards to conform to MS4 permit and based on impairment of both Charles and Neponset Rivers for Total Phosphorus.
* Clarification made to Section 6(A) regarding minor Stormwater Management Permits and clearing and re-grading.
* Clarification made to Appendix A: Definitions noting that the definitions supplement the Bylaw
* Clarification made to Appendix B: that new trees have to be native and non-invasive
* Added new Standard Condition regarding the imposition of a surety and the ability to be waived for owner occupied single family homes.
* At some later time, ConCom will develop a fee table for surety.

Due to a scheduled public hearing, Commissioner Tittler moved to table discussion of the regulations until later in the evening, seconded by Commissioner Radner. All voted in favor.

## **Applications Opened Previously**

**530 Providence Highway, Frank Gobbi, Jr., Applicant-John Glossa, Glossa Engineering.**

List of documents discussed at this meeting:

* Form II – Soil Evaluation Form; prepared by John Glossa, Glossa Engineering; dated 10/31/18.
* Jason Mammone, Director of Engineering – Memorandum RE: 530 Providence Highway – Stormwater Review; dated 10/11/18.
* Major Stormwater Management Permit Plan of Land, 530 Providence Highway; prepared by John Glossa, Glossa Engineering; dated 10/11/18.
* John Glossa, Glossa Engineering; Letter to Dedham Conservation Commission w/attachment; dated 10/11/18.
* Major Stormwater Management Permit Existing Conditions, 530 Providence Highway; prepared by John Glossa, Glossa Engineering; dated 8/27/18.

John Glossa, Glossa Engineering and Frank Gobbi, owner were present. Mr. Glossa presented the results of a soil evaluation conducted at the proposed location of the oil/grit separator. He presented a soil specimen, which had tested as peat and explained the permeability of the soil would not support the original infiltration plans as previously submitted. Agent Brown stated that the testing location was not viable, as stormwater management controls should be placed where actual work is to be done. Agent Brown reminded the applicant that Dedham Engineering had also evaluated the plans and found them not feasible in the proposed location.

Commissioner Kayserman asked the applicant to clarify what they were proposing moving forward. The applicant stated he would perform a boring to find how far the peat goes down and will consider other areas closer to the work, as required. Commissioner Tittler advised the applicant to collect the data necessary for a waiver request for any standards they cannot meet. Agent Brown mentioned that soil evaluation data may be available from other nearby projects. Commissioner Bugay reviewed the application and requested that Mr. Glossa continue to work with Dedham Engineering and Agent Brown. Commissioner Bugay moved to continue the application to December 6th, seconded by Commissioner Tittler. All were in favor.

No Dedham residents present during the public hearing.

## **Continued Discussion on the Public Hearing on Draft Stormwater Management Regulations**

Commissioner Bugay moved to bring the discussion back to the table, Commissioner Radner seconded. All voted in favor.

A discussion was held on the waiver criteria and developing guidelines for surety agreement.

Commissioner Bugay made a motion to close the public hearing on the proposed revisions on the Draft Stormwater Management Regulations, Commissioner Kayserman seconded. All were in favor.

**New Applications**

**456 Providence Highway & 62 Eastern Avenue, RK Associates, Inc., App - Forrest Lindwall, Mistry Associates, Rep. –** Demolition of a 2-story commercial building and construction of a 1,800 sf 1-story retail building (DEP File #141-TBD, MSMP 2018-19).

Agent Brown summarized developments at the site. A preliminary meeting was held with the applicant’s engineer to review proposed improvements. Soil testing conducted at the rear of the building revealed good, permeable soils. The applicant requested a continuance until the next meeting.

Commissioner Bugay moved to continue application until November 15th, Commissioner Kayserman seconded. All were in favor.

**Informal Discussion**

**38 Liana Lane -** - Minor Modification - – Expanded patio. Agent Brown summarized proposed plans to construct a stone filled swale with sump to collect runoff from the new patio and fire pit. A revised plan has been submitted as well as photos and a response to questions raised at the last meeting. The Commission expressed continued concern regarding the proposed construction methods to be employed and details for the construction

Commissioner Bugay made a motion to approve the minor modification with details to be worked out between the applicant’s representative and Agent Brown, Commissioner Tittler seconded. All were in favor.

**Agents Report**

* New FOIA Request – Agent Brown noted that she had received a second FOIA request from Gene Guimond. This request was for information regarding permitted subdivisions. A response was sent.
* Agent Brown announced that an appeal of initial FOIA request had been received and a response sent to the Supervisor of Records.
* A DEP Site Visit for the appeal of the Denied OOC for 38 Icehouse/13 Powers has been scheduled for November 6 at 11:00am. Commissioners are invited to attend.
* Plans have been received for installation of utilities, re-grading, and paving of 637 East Street.
* DRAB requested a head count of Commissioners interested in attending an informal breakfast meeting on Dedham Square Design Guidelines. Five Commissioners expressed interest in attending. Agent Brown will notify the Planning Department.

**Meeting Minutes** –Commissioner Bugay moved to approve the meeting minutes of October 18, 2018, as amended by, seconded by Commissioner Tittler. All voted in favor.

Commissioner Bugay moved to adjourn the meeting, seconded by Commissioner Kayserman.

All were in favor.

Meeting adjourned, 9:00pm.

Respectfully submitted,

Renee Johnson,

Conservation Administrator