|  | The Town of Dedham  Commonwealth of Massachusetts  Conservation Commission  26 Bryant Street  Dedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, June 7, 2018, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Andrew Tittler, Stephanie Radner, Michelle Kasyerman, Nathan Gauthier (Alternate), Sean Hanley (Alternate)

Also in attendance: Elissa Brown (Agent), Jennifer White Tahiraj (Assistant)

Mr. Civian called the meeting to order at 7:03 PM.

Mr. Civian asked if anyone from the public was in attendance for the following applications; none were:

* + **235 & 243 Bussey Street, ANJOM, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep** – Demolition of five existing structures on-site and construction of a new mixed use building (MSMP 2017-23).
  + **270 & 290 Bussey Street, Delapa Plaza East, Inc, App – Jim Devellis, DeVellis Zrein, Inc – Rep. –** Notice of Intent and Major Stormwater Management Permit for commercial/residential redevelopment of an existing commercial building in Buffer Zone to Bordering Vegetated Wetlands, Bank, and Land Under Water; and Riverfront Area (DEP File # 141-0535, MSMP 2018-07)
  + **Elm Street and Rustcraft Road, Jason Mammone, App. – Matthew Crowley, Beta Group, Rep.** – Notice of Intent and Stormwater Management Permit for roadway widening and pavement milling and overlay, sidewalk reconstruction, high visibility crosswalk beacons, and new signs and pavement markings in the Buffer Zone, Bordering Vegetated Wetlands Land Under Water, Bank, Bordering Land Subject to Flooding, and Riverfront Area (DEP File #141-0534, MSMP 2018-06).
  + **30 Milton Street and 36 Sawmill Lane, Motherbrook Realty Trust, App** – Jim DeVellis, DeVellis Zrein, Rep. - Redevelopment of a commercial 2-story building by adding one additional story of commercial space and two stories of residential space, as well as improvements to the existing landscaping, parking and stormwater system (DEP File # 141- 0538, MSMP 2018-10).
  + **38 Icehouse Lane and 13 Powers Street, Supreme Development, Inc., Application – Scott Henderson, Henderson Consulting, Rep**. – New single family dwelling (DEP File #141-0542; MSMP 2018-03).

Mr. Civian then made a motion that the above applications be continued to the next meeting date of June 21, 2018. The motion was seconded by Ms. Bugay, and all were in favor.

**637 East Street, Frank Gobbi, Applicant – John Glossa, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486)*.*

Agent Brown informed the commission that Mr. Glossa had requested a continuance of 30 days for the above reference project. There was some discussion as to the date of the next meeting given the July 4th holiday. Mr. Civian made a motion to table this discussion until later in the meeting so that applicants in attendance could be heard first. Mr. Tittler seconded the motion and all were in favor.

**28 Mac’s Place (75 Icehouse Lane), Tim Chan and Laura Bradbury, Applicant Scott Henderson, Henderson Consulting Services and Scott Goddard Consulting, Rep–** New Single Family Dwelling (SFD) (DEP #141-0533; MSMP 2018-04).

Mr. Scott Henderson from Henderson Consulting explained all of the changes that had been made to the project at the suggestion of the commission. Agent Brown agreed that the applicant had satisfied all of the requirements the commission had previously asked for, and she therefore had a draft Order of Conditions and a Major Stormwater Management Permit awaiting approval.

Mr. Civian asked if there were any questions from the public and there were none. He then made a motion to close the public hearing on 75 Icehouse Lane, and the motion was seconded by Ms. Bugay. All were in favor.

Mr. Civian then made a motion to issue an Order of Conditions and a Major Stormwater Management Permit; this motion was seconded by Ms. Bugay, and all were in favor.

Ms. Bugay expressed the commission’s gratitude for the great lengths the applicant had gone to towards protecting the resource areas and as a result, proposing development that was appropriate to the property’s constraints.

**Lot 1 Schoolmaster Lane, Supreme Development, Inc. App – Michael Carter, GCG Associates, Inc., Rep**. – Major Stormwater Management Permit for a new single-family home with a deck, porch, and driveway (MSMP 2018-16).

Mr. Carter of GCG associates addressed the commissioners regarding this project. He detailed the subsurface infiltration gallery and indicated that they had determined it was appropriate. Previously there was some concern it was not sized properly for our storms, instead of it backing up to the roof they would now have a roof outlet for emergency discharge. Agent Brown indicated she had removed the bond language from the Permit and some discussion ensued as to how much of a bond should be required for developers. Agent Brown explained that although it was very common around Massachusetts to require a bond, she would like to meet with Town Counsel first to get their opinion before adding it. The commissioners had some discussion regarding bonds in general, and how to protect homeowners so they know the loop is closed on permitting related requirements.

Mr. Civian asked if there were any questions from the public regarding this project and there were none.

Mr. Civian made a motion to close the public hearing on 1 Schoolmaster Lane, Ms. Bugay seconded the motion, and all were in favor.

Mr. Civian made a motion to issue a Major Stormwater Management Permit. Ms. Bugay seconded the motion and all were in favor.

**Colburn Street Dam** - Request for COC (DEP File # 141-0517)

Agent Brown explained that the Order of Conditions required that the applicant must wait two full growing seasons before the Certificate of Compliance could be issued. So far they were only partly into the first growing season. Representing the Dedham Department of Engineering was Jason Mammone. He explained there had been a difference of opinion as to what the plantings would be. Discussion ensued among the commissioners regarding the riverbank area not being stabilized due to insufficient grass growth.

Mr. Civian made a motion to issue the Certificate of Compliance, Mr. Tittler seconded the motion. There were six (6) votes “No”, and one (1) vote “Yes”. The motion failed and the CoC will not be issued.

Mr. Civian asked Mr. Mammone to please issue a letter to the commission detailing the plan for stabilizing the bank, and the schedule of plantings, and then request a CoC again. Mr. Mammone agreed.

**Roads Program, Town of Dedham Engineering Department, Applicant** – Request for Determination of Applicability (RDA) for reclamation of 361 lf of Patty Lee Lane and replacement of two catch basins at the entrance to the street with deep sump catch basins (RDA 2018-06).

Mr. Jason Mammone was in attendance for the Dedham Department of Engineering. He explained this was an annual roads improvement program and the department would make sure not to disturb any resource areas. The only area included in this year’s program that had any wetlands associated with it was Patty Lee Lane.

Mr. Civian asked if there were any questions from the public regarding this project, and there were not.

Mr. Civian made a motion to close the public hearing, Ms. Bugay seconded the motion, and all were in favor.

Mr. Civian made a motion to issue a Negative Determination of Applicability. Ms. Bugay seconded the motion, and all were in favor.

**Town Landing Way, Virginia LeClair, Dedham Environmental Coordinator, Applicant** – Installation of a ramp and canoe/kayak launch (DEP File # 141-TBD).

Agent Brown explained the history of the Town Landing project for the benefit of those who may not be familiar. She also explained that they were working with the DPW to cut back some of the invasive Japanese Knot Weed that has infiltrated the area of the proposed dock. Ms. Radner asked about the removal of the Japanese Knot Weed and Agent Brown explained she is obtaining a proposal for a more permanent removal of it, and they can then determine if it is feasible to be removed.

Nordy Knox, an abutter located at 699 High Street, asked questions regarding the project. He feels other locations should be considered for the dock, and that it would not be appropriate to install it in close proximity to historic structures. He also indicated that it would have adverse effects such as increased traffic, and lack of parking. He expressed that as an abutter he was not in favor of the dock being installed. The Commission indicated that other possible dock locations and access points have been vetted in the proposal’s alternative analysis. They would be doing further analysis of the project before making a decision, and they also asked the applicant to look into the original design of the project.

Mr. Civian made a motion to continue the hearing to the next meeting of June 21st. Ms. Bugay seconded the motion and all were in favor.

**125 Sprague Street, Oleg Bykov, Applicant** – Demolition of existing SFD and replacement with new SFD, driveway, and stormwater improvements (MSMP 2018-17).

Mikhail Deychman was representing the project to the commission. He explained that they had installed two trenches by the entrance to facilitate water drainage. Agent Brown indicated that the applicant was meeting all of the necessary requirements for the Stormwater Management Permit.

Mr. Civian asked if there were any questions from the public, and there were none.

Mr. Civian made a motion to close the public hearing on the project. Mr. Gauthier seconded the motion and all were in favor.

Mr. Civian made a motion to issue a Major Stormwater Management Permit to the applicant as recommended by Agent Brown. Ms. Bugay seconded the motion, and all were in favor.

**25 Boathouse Road, Mollie Moran, Applicant – Kristine Meaney, Site Design Professionals, LLC, Rep.** – Amended Notice of Intent to increase the house length by 4 ft and add two additional house piles and a 4x20ft deck. A variance is also requested for temporary work within the UBA to remove water service and retaining wall, perform remaining repairs to boathouse, and to continue invasive species management. (DEP #141-0477).

Mollie Moran of 64 Dwight Street was in attendance for the project. The request was to amend the Notice of Intent to increase the house length, and add two additional house piles to the deck, as well as request a variance for temporary work within the UBA to remove water service and a retaining wall, to perform remaining repairs to the boathouse, and to continue invasive species management.

Mr. Civian asked if there were any questions from the public, and there were not.

Mr. Civian made a motion to close the public hearing. Ms. Bugay seconded the motion and all were in favor.

Mr. Tittler made a motion to issue the amended Order of Conditions. Ms. Bugay seconded the motion and all were in favor.

The Commission then moved on to Informal Business

**Meeting Minutes** –5/17/18

Ms. Bugay and Mr. Tittler had previously sent minor changes of the meeting minutes to the administrative assistant.

Mr. Civian made a motion to approve the meeting minutes of May 17, 2018 with the minor changes. Mr. Hanley seconded the motion, and all were in favor.

The Commission then revisited 637 East Street

**637 East Street, Frank Gobbi, Applicant – John Glossa, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486)*.*

The Applicant had requested a 30-day extension. This led to the commission discussing attendance for the July 5, 2018 meeting, which would be approximately 30 days away. The commission discussed vacation schedules and determined that there would not be a quorum present on July 5th. They therefore cancelled the July 5th meeting and the subsequent meeting will be held on July 19, 2018.

As the applicant had requested an extension, Mr. Civian made a motion to continue this application to the July 19, 2018 meeting. Ms. Bugay seconded the motion, and all were in favor.

Mr. Civian asked if there were any other items, and there were not.

Ms. Bugay made a motion to adjourn the meeting at 8:14 pm. Mr. Tittler seconded the motion, and all were in favor.