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| Laura Bugay, Chair | C:\Users\ebrown\AppData\Local\Microsoft\Windows\INetCache\Content.Word\Town Seal - Color.jpg | 26 Bryant Street |
| Andrew Tittler, Vice Chair | Dedham, MA 02026 |
| Stephanie Radner, Associate |  |
| Michelle Kayserman, Clerk  Leigh Hafrey, Associate  Nick Garlick, Associate | Tel: (781) 751-9210 |
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| Nathan Gauthier, Alternate |  |
| Sean Hanley, Alternate | TOWN OF DEDHAM | Website |
| Elissa Brown, Agent | www.dedham-ma.gov |
| Renee Johnson, Administrator | CONSERVATION |  |
|  | COMMISSION |  |

**MINUTES of August 1st 2019**

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 Augus 1, 2019.

**The following Commissioners were present:**

Laura Bugay-Chair

Andrew Tittler-Vice Chair

Michelle Kayserman, Clerk

Leigh Hafrey

**The following staff were also present**

Elissa Brown, Agent

Renee Johnson, Administrative Assistant

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.

**Continuances**

The following applications were continued to August 15, 2019

* **637 East Street, Frank Gobi, Applicant – John Glossa, Glossa Engineering, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486).
* **105 Schoolmaster Lane, Armando Petruzziello, Applicant – Edmond Spruhan, Spruhan Engineering, Rep**. – Major Stormwater Management Permit Construction of a new single-family dwelling, driveway and pool. (RDA 2019-02, MSMP 2019-02).

**New Applications**

**375 -387 Sprague Street, Silver Beach Partners, LLC, Applicant – Nick Facendola, Level Design Group, Representative** – Two new duplexes and two new single family dwellings. MSMP 2019-07 through 2019-10. Nick Facendola and Chuck Valenza were present for the application.

Mr. Facendolo provided the Commission with a summary of the proposed project which consists of two duplexes and two single family houses, each with a separate driveway. .

The Commission asked for confirmation regarding the driveway proposal through the inspection of the Fire Marshall.

The Commission submitted the following comments regarding the proposed plan.

* Modification of storage volume calculations utilizing a void space of 30% for clean washed crushed stone surrounding the Stormtech Infiltration Systems.
* Groundwater Mounding analysis for each of the 5 subsurface infiltration systems and how they will perform.
* Modification of the infiltration systems, by removing filter fabric from the bottom, as well as providing how they outlet handles emergency overflow
* Required 10’ minimum separation from the infiltration systems to the dwellings ad property lines
* Provide details of how the proposed development will show low impact as required per Stormwater Management Guidelines
* Updated Site Plans, as well as Landscape Plans that show the proposed 102 “replacement” trees as well as a planting list, species etc.
* Stormwater Management Reports

Commissioner Bugay opened the meeting for public comment.

Mr. Mark Lampert, 30 Bonham Road, voiced his concerns about his property’s basement flooding. Commissioner Tittler stated that ConCom is not liable for the failure of an implemented drainage system of a development. If any issues did arise, it would be the residents right to handle the situation through small claims court.

The abutters from the properties expressed a variety of valid concerns and the following were noted, driveway paving, proper permits filled, existing ledge and consequential runoff /erosion that may be of concern, new sewer connections into the town/neighborhood that may affect abutters, removal of septic systems , and potential for displaced rodents due to the demolition of the older structure.

Mr. Jim Mahar question whether there were “protected trees” on the property. He also stated that the structure that would be torn down to make way for the new developments is the second oldest house in Dedham.

Laura Timmerman, 14 Nelson Drive, requested to have all pertinent documents, plans and relevant information to the project filed with Commission emailed to her.

The ConCom reiterated that all documents filed within the Conservation Commission are available for review, including minutes and recordings. Agent Brown advised the concerned abutters to contact the Conservation Office and the Administrator with their requests.

Commissioner Bugay moved to continue August 15th, 2019. Commissioner Tittler seconded. All were in favor.

**214 Lowder Street, Abbreviated Notice of Resource Area Delineation, John Joyce, Old Gove Partners, Applicant Regan Harrold, Beals and Thomas, Representative (**DEP #141-TBD). Regan Harrold, Beals and Thomas was present for the applicant.

Ms. Regan Harrold stated that the wetlands had been delineated, and the applicant was looking to the Commission for the reconfirmation of resource areas on the property. Agent Brown stated that she would like to hire a 3rd party reviewer, and bids had been sent out to 3 consultants. Ms. Bugay questioned the source of the floodplain lines shown. Ms. Harrold explained that the floodplain lines were off the FEMA map and had not been surveyed. She further stated that she was not asking for a confirmation of flood plain lines. She also confirmed that there the potential vernal pools had not been flagged.

The Commission also discussed the appropriate town bylaw filing fee. The regulations state that the fee is $0.50 per linear foot to a maximum for a single family dwelling is $100. Given the size and scope of the proposed project, the applicant and Agent Brown discussed whether that amount was too low, and had concluded that $1,000 might be more appropriate. Commissioner Tittler stated that it did not make sense to charge the applicant more than the established maximum.

Commissioner Bugay moved request funding for applicant to provide $5,000.00 for a 3rd party peer review. Commissioner Tittler seconded. All were in favor.

Mr. Peter Williamson, 41 Sawyer Drive, asked the Commission to provide clarification of what a peer review and if the vernal pool that would be certified. He believed that the vernal pool had potential to be certified.

Agent Brown stated that the vernal pool had not been certified. She stated that she would ask the third party reviewer to assess the vernal pool for certification, if possible.

Commissioner Bugay created a motion to continue to the September 5, 2019 meeting. Commissioner Tittler seconded. All were in favor.

**97 Westfield Road, Request for an Amended NOI and MSMP (DEP File #141-0536, MSMP 2018-09) -** David Johnson, Norwood Engineering, representing the applicant stated that the applicant wished to relocated and increase the size of the rain garden and relocate the driveway to reduce impervious area by 322 sq. ft. He further stated that the purpose of the project has remained the same, and it meets all relevant performance standards as well as the Stormwater Regulations.

The Commission asked Mr. Johnson to provide detail for the rain garden, as well as spot grades to indicate flow stops before street. In addition, they asked for Mr. Johnson to provide a revised planting plan that included trees located in the Buffer Zone.

Commissioner Bugay made a motion to approve the amended NOI and MSMP. Commissioner Tittler seconded. All were in favor.

**106 Washington St**, **Request for Extension of OOC- (DEP #141-0503),** This permit will expire on 8/4/19. Commissioner Bugay made a motion to extend the OOC. Commissioner Tittler seconded. All were in favor.

**Reissue of OOC-**MassDot Bridge and Ames (DEP#141-0553). Agent Brown stated that she had learned after talking to the Mass DEP that Conservation was only required to send the corrected page, due to a error in checking off the wrong box, and that the Commission was not required to vote on a reissue.

**Violations –**

**80 Bridge Street** – Mr. Chris Kristopoulis representative and owner was present. Mr. Kristopoulis explained that he has conducted work in Riverfront Area without a permit, but that the work consisted of interior demolition. Commissioner Bugay stated that the building is in Riverfront Area and that any work done in the Riverfront Area requires at a minimum a filing for a Request for Determination of Applicability (RDA). Commissioner Bugay requested an after the fact RDA filing within the Conservation Department by August 8, 2019. Mr. Kristopoulis stated that he would submit the required permit application.

**215 Central Street –** Peter Fenn,, applicant, and David Johnson, Norwood Engineering, were present to discuss the unpermitted tree removal. Mr. Fenn stated that he had misunderstood the previous directions regarding the removal of trees. Furthermore, the one abutter in question, whose tree had been removed without permission had worked out a deal with Mr. Fenn regarding the 30” pine. Mr. Viktor Alexandrovich confirmed that he had accepted the cash agreement and was not requesting any additional plantings on his property.

Abutters Mr. Paul Lombardi, Marcia Pactovis and Jim DeSilva all expressed frustration and concern with the lot being devoid of all trees and did not understand how the Conservation Commission had moved to approve the plan.

The Commission stated that they would review the minutes, recording and presented landscape plan of the property to examine whether the applicant had indicated the trees to remain, as well as the trees to be removed.

**Agents Report**

* + Dedham Trails Day was scheduled for August 4th , 10-1. Virginia LeClair Environmental Coordinator had asked the Commission for volunteers to help man the table at the event. Commissioner Leigh Hafrey stated that he and Commissioner Nathan Gauthier would be responsible for the event.
  + 34 Hyde Park St. was not discussed.

**Meeting Minutes** –Commissioner Bugay made a motion to approve the 6/6/19; 6/20/19; 7/11/19 (?) meeting minutes as edited. Commissioner Tittler seconded. All were in favor.

Commissioner Bugay moved to adjourn the meeting at 10:07. Commissioner Tittler seconded. All were in favor.

Respectfully submitted,

Renee Johnson

Administrator