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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 |
| Eliot Foulds, Associate | Fax: (781) 751-9109 |
| Nathan Gauthier, Alternate |  |
| Sean Hanley, Alternate | TOWN OF DEDHAM | Website |
| Elissa Brown, Agent | www.dedham-ma.gov |
| Renee Johnson, Administrator | CONSERVATION |  |
|  | COMMISSION |  |

**MINUTES of October 3rd, 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 Sept 19, 2019.

**The following Commissioners were present:**

Laura Bugay, Chair

Stephanie Radner

Michelle Kayserman, Treasurer

Eliot Foulds

Nick Garlick

Nathan Gauthier

Leigh Hafrey

Andrew Tittler, Vice Chair

**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 October 17th, 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).
* **123 Westfield Street- Lot 1, Oliver Garry, Westfield Crossing LLC, Applicant – David Johnson, Norwood Engineering, Representative** – Demolition of existing barn and construction of a new single-family dwelling with septic system (DEP File #141-0549, MSMP 2019-03).
* **123 Westfield Street- Lot 2, Oliver Garry, Westfield Crossing LLC, Applicant – David Johnson, Norwood Engineering, Representative** – Demolition of existing dwelling and construction of a new single-family dwelling with septic system (DEP File #141-0548, MSMP 2019-04).

**Applications Continued from Previous Meetings**

* **214 Lowder Street, John Joyce, Old Grove Partners, Applicant Regan Harrold, Beal’s and Thomas, Representative-** Abbreviated Notice of Resource Area Delineation (DEP #141-0554). Regan Herrold and Andrew Gorman were present for the applicant.

**Documents of Record**

* Abbreviated Notice of Resource Area Delineation; prepared by Beal’s + Thomas and stamped by Robert Jordan Buckley; dated September 30, 2019.
* Letter to Dedham Conservation Commission from Stacey Minihan PWS, Beal’s + Thomas; dated Jordan Buckley; dated September 30, 2019.
* Abbreviated Notice of Resource Area Delineation report; prepared by Beal’s + Thomas and stamped by Robert Jordan Buckley; dated July 23, 2019.

Regan Harrold, Beals + Thomas, stated that the revised plans had already been submitted to the ConCom the previous week and that the 3rd party review had been completed. Brandon Faneuf, 3rd party reviewer, stated that not all wetlands were delineated, and that the current plan did not reflect all wetland areas, including for example, the Mean Annual High Water of Lowder Brook, which he believes will merit a more comprehensive evaluation when the NOI is submitted. He noted that Potential Vernal Pools were indicated on the plan using the initials PVP and that some Bordering Vegetated Wetlands (BVW) were at least partially a PVP. Lastly, he stated that he found A-154 and A-155 on the map area had been questionable. He observed that water overflowed outside the flag area and did pool up seasonally, however there were no hydric soils present. He cautioned the Commission to look closely at impacts onto the Buffer Zone and all the items mentioned when the NOI was filed.

Commissioner Radner noted that more than PVPs were marked on plans than are shown on the Town’s GIS and that they should be added to the Town’s list. Beverly Wilkes, 40 Sawyer Drive questioned whether all the wetland boundaries, including the PVPs, were shown on the plan. The applicant explained that the back of the wetlands behind Sawyer Drive were not shown as these are not relevant for future development. Steven Borth, 155 Stony Lee Road, asked for an explanation of the blue area [on the plans] behind Sawyer Drive and whether it was an intermittent stream. Frank Kent, 21 Sawyer Drive, stated that his driveway flooded since the house [on that property] was built. Peter Williams, 41 Sawyer Drive, questioned if the vernal pool behind his house had been delineated.

Commissioner Bugay moved to continue until October 17th. Commissioner Radner seconded. All were in favor.

* **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). Karon Catrone Skinner, Edmond Spruhan, John Glossa, and Armando Petruzziello were present.

**Documents of Record**

* Major Stormwater Management Permit Application; prepared by Armando Petruzziello; dated January 23, 2019.
* Existing Conditions, 105 Schoolmaster Lane; prepared by Spruhan Engineering, PC; dated June 3, 2019.
* Site Plan (6 Sheets), 105 Schoolmaster Lane; prepared by Spruhan Engineering, PC and stamped by Edward Spruhan, PE; dated August 26, 2019.
* Response to Comments, 105 Schoolmaster Lane; prepared Spruhan Engineering, PC; dated June 29, 2019
* Stormwater Report, 105 Schoolmaster Lane; prepared by Spruhan Engineering, PC and stamped by Edward Spruhan, PE; dated June 19, 2019 and revised August 26, 2019.
* Response to Comments, 105 Schoolmaster Lane; prepared Spruhan Engineering, PC; dated August 7, 2019
* Response to Comments, 105 Schoolmaster Lane; prepared Spruhan Engineering, PC; dated August 26, 2019
* Landscape Plan; prepared by McKay Architects; dated August 30, 2019

Ms. Catrone provided the Commission with DEP data sheets and a revised planting plan. She reiterated that she did not find evidence of hydric soils in the area of question. Mr. Glossa also stated that he agreed with Ms. Catrone. Agent Brown stated that she would prepare a draft MSMP for next meeting.

Commissioner Bugay made a motion to close the public hearing. Commissioner Radner seconded. All were in favor

* **688-700 Providence Highway, Pearl Realty Associates, LLC c/o LMML, LLC – Steven Ivas, Ivas Environmental, Representative** – Notice of Intent for stormwater infrastructure improvements (DEP #141-0557). Steve Ivas, Engineer; Sofia Sarafoglou, Applicant.

Commissioner Bugay asked that an updated plan be provided prior to construction to show sloped curbing as it currently exists, rather than vertical curbing due to potential BLSF impacts. Commissioner Bugay made a motion to issue the Order of Conditions. Commissioner Kayserman seconded. All were in favor.

**New Applications**

* **600 Providence Highway/95 Eastern Avenue , Dedham TIC Partners, LLC, Applicant – Brian Madden and Clair Hoogeboom, LEC Consultants, Representative** – Abbreviated Notice of Resource Area Delineation (DEP #141-0558) Claire Hoogeboom and Chris Crecelliswere present for the applicant.

Ms. Hoogeboom outlined the resource areas. She explained that she had initially delineated in the wetland areas in January however the surveyor could not find the flags. They were able to re-survey in September. Commissioner Bugay stated that the Riverfront Area delineations should continue to the north, with the 100-foot and 200-foot riverfront Areas labelled as such, and to correct inconsistencies in labelling the MAHW flags. Commissioner Bugay made a motion to continue. Commissioner Kayserman seconded. All were in favor.

* **Schoolmaster Lane, Lot 3 (#162), Supreme Development, Inc. – Giorgio Petruzziello, Applicant – Michael Carter, GCG Associates, Inc. Representative** – Major Stormwater Management Permit for a new single-family dwelling with deck, porch, and driveway on previously undeveloped land (MSMP 2019-11). Michael Carter, Representative and Giorgio Petruzziello, Applicant were present.

**Documents of Record**

* Application for Stormwater Management permit, Drainage Design and Calculations for Schoolmaster Lane – Phase II Lot #3, prepared by GCG Associates, Inc.; originally dated August 8, 2019 and last revised October 1, 2019.
* Major Stormwater Permit Application; prepared by Michael Carter, GCG Associates; dated September 10, 2019.
* Schoolmaster Lane Phase II Dedham Massachusetts Lot 3 Site Development Plans; prepared by GCG Associates, Inc.; dated August 8, 2019 and last revised October 1, 2019
* Response to Comments; prepared by GCG Associates; dated October 1, 2019.

Commissioner Bugay stated that the front infiltration system needed to be moved to be at least 10 ft from the property line. She also requested that the proposed riprap swale on the side property boundary be extended as the slope was increasing in proposed conditions near the property line. She also clarified that additional ledge may need to be removed to install some of the stormwater components. Commissioner Garlick questioned whether there was sufficient TSS removal from the driveway runoff. Mr. Carter stated that it was included. Commissioner Foulds stated that the planting plan should consider the original state of the site and a plan submitted that presented a good faith effort to add trees and plantings to improve stormwater management at the site. Commissioner Kayserman stated that the pre-development calculations did not align with post-development and the post-construction calculations should represent just grass, as tress were removed. She further stated that the pre- and post-calculations were incorrect. Mr. Petruzziello stated that he would submit a plan with more trees and extend the rip-rap swale.

Commissioner Bugay made a motion to continue to October 17. Commissioner Radner seconded. All were in favor.

**Informal Discussion-**

* **Administrative Approval -** 30 Milton Street. Agent Brown advised the Commission that she had issued an Administrative Approval for removal of one dead tree at the rear of the site, with the requirement for 2:1 replacement.
* **Certificate of Compliance** - 144 (Lot 1) Schoolmaster Lane. Issued.
* **215 Central Street** - Notice of Violation. Peter Fenn reported that violations had been addressed.

**Agents Report**

* Partial/Temporary COC for MSMP – 50 Fuller Street. The Commission discussed whether to issue a partial or temporary COC until all work, including the rain garden, had been completed on the site. They determined that it was not advisable to do so.
* Minutes: The Commission moved to approve the Meeting Minutes of 9/5/19.

Commissioner Tittler moved to adjourn the meeting at 9:40. Commissioner Radner seconded. All were in favor.

Respectfully submitted,

Renee Johnson

Administrator