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| Laura Bugay, Chair | C:\Users\ebrown\AppData\Local\Microsoft\Windows\INetCache\Content.Word\Town Seal - Color.jpg | 26 Bryant Street |
| Michelle Kayserman, Vice Chair | Dedham, MA 02026 |
| Stephanie Radner, 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 October 17, 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 October 17, 2019.

**The following Commissioners were present:**

Laura Bugay, Chair

Stephanie Radner

Michelle Kayserman

Nick Garlick

Sean Hanley

**The following staff were also present**

Elissa Brown, Agent

Renee Johnson, Administrative Assistant

Commissioner Bugay called the meeting to order at 7:00 pmin 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 November 7, 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, asked if the PVPs should be stricken from the ORAD because they were not asking them to be confirmed. Agent Brown suggested to leave the ORAD Special Conditions as written to give notice of the location of the PVPs. Beverly Wilkes, 40 Sawyer Drive, asked for an explanation of the ORAD process. Commissioner Bugay stated that the ORAD provided confirmation of the wetland resource areas located on the applicant’s property. She noted that the Commission has not received a proposal for development of the property and that the vernal pools had not been certified, however they had been left on the plan for future reference. When the time comes for any proposed development, she stated that the ConCom would require additional investigation of the potential vernal pools.

Commissioner Bugay moved to close the hearing and issue the ORAD. Commissioner

Kayserman seconded. All were in favor.

* **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 Creceliuswere present for the applicant.

Agent Brown stated that all previous comments by the ConCom had been addressed. Commissioner Bugay moved to close the hearing and issue an ORAD. Commissioner Radner 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 and Giorgio Petruzziello 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.

Mr. Carter stated that revised plans were submitted to the Commission with amendments as needed to the tree count. Agent Brown recommended that the Commission issue the MSMP.

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

**New Application**

* **92 Country Club Road, Robert Naser, Applicant – Scott Henderson, Henderson Consulting, Representative** – Notice of Intent and Major Stormwater Management Permit application for the renovation of an existing single-family dwelling (DEP #141-0560, MSMP 2019-12). Scott Henderson and Rob and Camille Naser were present.

Mr. Henderson stated that he would be providing significant site improvement with the proposed planting plan, that included a meadow/grass area in front of the building. In addition, he would be providing calculations for TSS and phosphorus removal, and demonstration of 0% increase in runoff to County Club Road. The Commission discussed the Operations and Maintenance Plan, and the relationship between the infiltration system and the groundwater table. The Commission requested soil testing at the infiltration gallery. The Commission further requested that Mr. Henderson provide DEP Data Sheet, and pre and post watershed maps. Agent Brown stated that the abutters list included in the submittal list did not look like a Certified Abutters list and the applicant would need to provide that as well. The application was continued to November 7, 2019.

* **8 Industrial Way, Hurley Wire and Cable, Applicant - Joe Murphy, Representative**

Major Stormwater Management Permit for the demolition of existing wooden addition and replacement with new steel structure with loading dock and access ramp (MSMP 2019-14). Joe Murphy, Dan Armstrong, Dennis Lynch, and Lara were present for the applicant.

Joe Murphy summarized the proposed plan to remove an existing wooden addition and replace it with a steel framed one, add a loading dock and ramp. He explained that the stormwater would be routed to a dry detention basin with sediment forebay. Dan Armstrong, PE stated that soil testing showed silty sand with high infiltration rates. Commissioner Bugay submitted her list of comments which focused on the O&M Plan, the HydroCAD modeling for the catch basins, the test pit results, well as the existing conditions plan. Commissioner Kayserman requested that all catch basins be shown on the plan until they were abandoned by physical removal. Dedham Engineering is currently reviewing the plan and will provide additional comments. Commissioner Bugay made a motion to continue until November 7th. Commissioner Garlick seconded. All were in favor.

* **35 Roosevelt Road, Kevin Costello, Applicant – Jim DeCelle, DeCelle-Burke-Salas, Representative** – Notice of Intent and Major Stormwater Management Permit for a new single-family dwelling (DEP #141-0559, MSMP 2019-13). Jim DeCelle, Scott Morrison, and Kevin Costello were present for the applicant.

Mr. DeCelle proposed that they would extend the roadway and use a rain garden to capture runoff. A Cultec system will be installed to handle roof runoff. He additionally proposed a silt fence/ filter silt sock. He also presented the tree inventory and submitted EcoTec’s tree planting plan. He clarified the location for tree planting.

The Commission made several comments regarding the submitted plan. Commissioner Kayserman asked for a plan to accompany the tree plan to show the specific tree species and exact location. Commissioner Garlick asked whether the planting plan included all trees or a combination of trees and shrubs. He requested that when replacing trees with shrubs to use the ratio four to one and requested the applicant revise the plan to reflect that. Commissioner Bugay asked for an invasive species management plan as well as a narrative that discusses the impact of the development. Commissioner Radner expanded on the need to manage the Mile-a-Minute that has taken over the proposed area and suggested reaching out to Natural Heritage for help. Commissioner Kayserman stated that the applicant needed to meet 44% pretreatment and added that buffer zone impacts should be included in the narrative. Agent Brown wrapped up the comments and stated that full size site plans were still needed. Agent Brown confirmed that the UBA line should be 30 feet from the wetland flags. Commissioner Bugay stated that the O&M needed to be updated with a note regarding gutter cleaning and the downspout detail needed to be revised. She questioned whether the rain garden soil planting mix proposed met the ConCom’s standards and regulations. She also stated that the call out on the detail needed to be changed to what the Concom required, double washed stone. Lastly, she stated that no snow storage should occur in the rain garden or wetlands.

Commissioner Kayserman shared her concern that curbing was proposed, however more stormwater would exist than what the plan is designed for. She also stated that the grading plan with watershed delineation proposed were missing spot grades and would need to be changed to include a swale to give the water a longer path. Agent Brown stated that she would send additional comments to the applicant.

Commissioner Bugay opened the meeting to public comments. John Whalen, 89 Lincoln, St, whose children bought the abutting property stated that he was not concerned with the “Mile-a -Minute” and thought that the proposed front door would be located on a ledge. He additionally asked for clarification of the MassDEP Buffer Zone and how the applicant was able to build on the lot, when the remaining permit process did not reflect what they had intended. Kelly Whalen and Scott Mulhollen, 29 Roosevelt Rd., stated that they did not receive notification via the certified mail process of the ConCom meeting from the applicant. The Commission determined that the previous home owner had been appropriately notified as required by the Certified Abutters List. He also stated that he moved into his house a year and a half ago and had been told that the land was not buildable and expressed his concern about standing water from the new building that would displace more water. Kathryn Vaughan, 16 Roosevelt Rd, stated that a home built previously in the neighborhood started off as a smaller cape had nearly doubled in size and worried about the size of the new homes and construction in the area.

Commissioner Bugay made a motion to continue the application to the next meeting on November 7th, 2019. Commissioner Garlick seconded. All were in favor.

**Informal Discussion-**

* **105 Schoolmaster Lane, Armando Petruzziello, Applicant – Edmond Spruhan, Spruhan Engineering , Rep**. – Request for Determination of Applicability and Major Stormwater Management Permit Construction of a new single-family dwelling, driveway and pool. (RDA 2019-02, MSMP 2019-02).Agent Brown stated that the meeting had been closed previously. The Commission voted to issue a Negative Determination of Applicability and MSMP as prepared.
* **Miscellaneous**

Agent Brown stated:

* The MACC meeting would be the following Saturday and requested that any Commissioner wishing to attend should contact her.
  + She attended the Pre-Hearing Conference Summary for 800 Providence Highway (TGIF’s). A compromise may have been reached to place ½ the building on piles. The Applicant will investigate seeing if it is economically feasible. In addition, they needed to investigate along with DEP if the retaining wall is considered Bank and if so, that would trigger a MEPA filing.
  + Town Counsel had responded to the first set of request for documents and interrogatories for 530 Providence Highway.
  + Climate Resiliency Meeting – 11/16 at 12:00 to 2:30
  + The ConCom Vacancy Notice was posted. Application are due 11/9-11/19

Michelle Kayserman was elected a new Vice Chair and Stephanie Radner as Clerk.

* **Meeting Minutes** –9/19/19, 10/3/19. Commissioner Bugay made a motion to accept minutes with corrections on October 3rd, and any other edits from Commissioner Radner on 9/19/19. Commissioner Kayserman seconded. All were in favor.

Commissioner Bugay moved to adjourn the meeting at 9:45 pm. Commissioner Radner seconded. All were in favor.

Respectfully submitted,

Renee Johnson

Administrator