**Minutes of March 5, 2020**

# Pursuant to the notice filed with the Town Clerk, the meeting of the Conservation Commission was held in the O’Neill Conference Room at Dedham Town Hall, 26 Bryant Street, at 7:05 p.m. on Thursday March 5, 2020.

# **The following Commissioners were present:**

Michelle Kayserman, Acting Chair

Stephanie Radner, Clerk

Nick Garlick

Nathan Gauthier

Bob Holmes

The following staff were also present:

Renee Johnson, Administrator

Elissa Brown, Conservation Agent

The following Commissioners were absent:

Laura Bugay

Leigh Hafrey

Sean Hanley

Eliot Foulds

Commissioner Kayserman called the meeting to order at 7:05 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.

**Master Plan Update-** Town Planner Jeremy Rosenberger briefed the Commission on the creation of the Dedham Masterplan 2030, and notified them of a community-wide visioning workshop to engage the community and get them involved with the process of defining visions, goals and strategies for the next 10 years. He stated his belief that housing, public health, and transportation will be the hot button topics. The Community Vision Meeting is currently scheduled for April 4th, between 10am-1pm at Avery Elementary School.

**Continuances:**

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

Commissioner Kayserman moved to continue the application to March 19, 2020. Commissioner, Gauthier seconded, all were in favor.

**Continued Applications:**

* **Station Drive and Rustcraft Road, Jason Mammone, Town of Dedham – Director of Engineering, Applicant – Devin Batchelder, Weston and Sampson, Representative** - Notice of Intent for sewer improvements (DEP # 141-0562). Devin Batchelder was present.

The Commission received revised plans as requested.

Commissioner Kayserman made a motion to close the hearing and issue an OOC. Commissioner Radner seconded. All were in favor.

* **123 Westfield Street- Lots 1 and 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, including work within UBA (DEP File #141-0548 and 141-0549, MSMP 2019-03 and 2019-04).

Matt Smith, the Applicant’s representative, summarized the proposed design, which includes a pervious paver turn around at the 2nd (western) property. He mentioned that the driveway would be within 12 feet of the Bordering Vegetated Wetland (BVW). In addition, he reported that the design satisfies the requirement for TSS removal, storage of >2 inches capacity and post-development peak discharge and volume less than or equal to pre-development. He did not propose any wetland improvements and indicated that a total of 44 trees would be removed from Lot 1 and 36 trees would be removed from Lot 2. He proposed a total of 17 replacement trees to be distributed between the lots.

Commissioner Kayserman asked if the impervious area could be removed from the Buffer Zone and questioned the placement of the building and the lawn within the Undisturbed Buffer Area (UBA). She also shared her concern about the placement of the home and requested that the applicant consider alternative house shapes to stay out of the UBA. Additionally, Ms. Kayserman noted that the plan contained minimal vegetation proposals with zero improvements to the area. Agent Brown noted the location of the septic system and requested the applicant check the required stormwater system setback. Commissioner Gauthier asked that the O&M Plan be updated. Commissioner Radner asked for confirmation that the pervious pavers in the turn-around area could support the weight of fire trucks and asked for more shrubs, with species type, be included on the planting plan. Commissioner Garlick asked if the existing concrete walkway was shown as a limit of the UBA.

Commissioner Kayserman made a motion to continue the hearing until March 19, 2020. Commissioner Radner seconded. All were in favor.

* **177 Meadowbrook Road, Marie Louise Kehoe and Family, Applicant – Paul Lindholm, Representative** – New SFD on undeveloped lot (DEP # 141-0561, MSMP 2019-17) Paul Lindholm, David Gorden, and John Haven were present.

Mr. Lindholm presented the revised plan that showed the removal of the back leaching system and re-routing of that water to the front detention system, eliminating the need for a waiver. He stated that he had resubmitted the hydrology report as well as revised the O&M Plan to include the costs as well as tree protection detail. He additionally submitted a revised landscape plan with the same numbers but different arrangement of species and extend the limit of work to move trees around. The applicant will be requesting a waiver from the 2:1 tree replacement requirement. The Commission requested the following be included on the revised plan: tree protection detail during construction that would consist of fencing around trees and a construction fence at the UBA, stone or markers placed to show limit of work, and a temporary dewatering detail. Commissioner Kayserman expressed continued concern about the potential for overflow from the detention basin.

Commissioner Kayserman made a motion to continue the application until March 19, 2020. Commissioner Radner seconded. All were in favor.

**New Applications**

* **118 Bridge Street- David Flynn, 118 Bridge Street LLP, Applicant** -**–** Request for Determination of Applicability for additional paving in BZ to BVW (RDA 2020-02). David Flynn was present.

The Applicant proposed to remove an existing garage and pave two additional parking spaces in Buffer Zone to BVW. The total additional square footage proposed to be paved is less than 500 square feet, thus obviating the need for a Stormwater Management Permit. Commissioner Kayserman stated that the maintenance of parking lot should be followed regularly.

Commissioner Kayserman moved to close the hearing motion and issue the Negative Determination of Applicability. Commissioner Radner seconded. All were in favor.

* **960 Washington Street, LAMP Realty Corp., c/o Giorgio Petruzziello, Applicant**-– Commercial redevelopment (MSMP 2020-01). Jim Bernardino, Bohler Engineering and Giorgio Petruzziello were present.

Mr. Bernardino stated currently there are no stormwater controls onsite. He is proposing permeable playground areas, with underdrains, which would drain to a subsurface infiltration system. He stated that the infiltration system would hold more than 2 inches and would infiltrate greater than a 25-year storm. A landscape plan was provided. The work would be accessed by an indirect access permit by MassDOT. Lastly the applicant stated that the existing cesspool would be abandoned and a new force main would be installed. The Commission asked for the following: trees and shrubs be replaced in the back, increased erosion and sediment controls at edge of the slope, improved treatment in the front of the site, specified snow storage in the O&M plan, and a landscaping restoration plan. They requested a copy of the MassDOT review.

Commissioner Kayserman made a motion to continue until April 2, 2020. Commissioner Holmes seconded. All were in favor.

* **114 Bussey Street, Supreme Development, Giorgio Petruzziello, Applicant, GCG Associates, Representative** – Demolition of existing multi-family structure and construction of 4 new duplexes (MSMP 2020-02). Michael Carter and Giorgio Petruzziello were present.

Mr. Carter summarized the landscape plan which included 16 trees to be removed, and the remaining trees to have a tree protection detail in place, with 36 trees planted. He stated that the stormwater galleys would hold 100-year storm. Test pits have been completed and the results shown on the plan. A Homeowner Agreement will be included with responsibility going to the new owners when 100% of the units are sold. Lastly the applicant confirmed that the plan had been approved by the ZBA.

Commissioner Kayserman moved to request funds in the amount of $2,000.00 for the peer review of the stormwater system and to continue the hearing until April 2, 2020. Commissioner Radner seconded*.* All were in favor.

* **27 Pine Street, Guarav Parajuli, Applicant - Bob Rego, PE, River Hawk Environmental, LLC, Representative** – Demolition of existing single-family dwelling and replacement with one two-family dwelling, driveways, and associated utilities (MSMP 2020-03). Avishek Pramanik, Riverhawk Environmental and Gaurav Parajuli were present

After review of the proposed plan, the Commission asked that the applicant to consider an isolator row and to provide a draft HOA to include the care of the Stormwater systems within the HOA. Abutter, Joe Lavaley, 343 Bridge St., stated that stormwater currently drains to Bridge St and wanted clarification of when the project would start. The Commission requested that swales or trenches be dug near the property line. Donald Canday, 20 Bow Ave, asked for the infiltration systems to be larger to capture more water.

Commissioner Kayserman made a motion to continue the meeting until March 19, 2020. Commissioner Radner seconded. All were in favor.

**Agents Report**

* + **MACC Annual Conference-February 29th at Holy Cross-Debrief** Commissioner Holmes as well as Commissioner Gauthier had been able to attend.
  + **Conservation Coffee – Next Meeting March 11, 2020 7:30 AM**

Agent Brown stated that the first Conservation Coffee had been a successful event and she was pleased to find a great number of community members and residents fully engaged in Conservation and Environmental programs as well as holding strong interests in the ConCom’s activities.

* + **198 Fairbanks Road** *–*The Town of Dedham has been gifted a small parcel of land that is surrounded by protected town land on both sides.Agent Brown is following up with the procedure to accept the gift.
  + **50 Rustcraft Rd** *–* Administrative Approval needed.
  + **Landscaper Letter –**The Conservation Dept sent out the letter to local Tree and Landscape companies to alert them to the possibility of regulations when working within jurisdictional areas.
  + **Pollinator flyer** *–*The Conservation Dept created a trifold brochure detailing the importance of pollinators to distribute to the community.
  + **Homeowner Flyer-** The Conservation Commission created a trifold brochure detailing the buffer zones to riverfront area.
  + **20-30 Milton -Request for Modification -**Commission asked for engineering calculations to support this request for a modification to the curbing at the former rain garden near the Dunkin Donuts.

**Meeting Minutes** – 2/20 have not been reviewed yet

Meeting adjourned 10:20 pm.

Respectfully submitted,

Renee Johnson, Administrator