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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, AssociateNick Garlick, AssociateEliot Foulds, AssociateBob Holmes, Associate  | Tel: (781) 751-9210 |
| Nathan Gauthier, Alternate | Fax: (781) 751-9109 |
| Sean Hanley, Alternate |  |
| Elissa Brown, Agent | TOWN OF DEDHAM | Website |
| Renee Johnson, Administrator | www.dedham-ma.gov |
|  | CONSERVATION |  |
|  | COMMISSION |  |

**Minutes of July 9th, 2020**

In response to the COVID-19 pandemic and given the current prohibitions on gatherings imposed by Governor Baker’s March 23, 2020 “Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Workplaces, and Prohibiting Gatherings of More than 10 People,” this public hearing was conducted virtually, as allowed by Governor Baker’s March 12, 2020 “Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20.

**The following Commissioners were present:**

Laura Bugay, Chair

Michelle Kayserman, Vice Chair

Stephanie Radner, Clerk

Eliot Foulds

Nathan Gauthier, Alternate

Bob Holmes

Leigh Hafrey

Nick Garlick

The following staff were also present:

Renee Johnson, Administrator

Elissa Brown, Conservation Agent

The following Commissioners were absent:

Sean Hanley, Alternate

The following Applicants and/or Representatives were present:

Brian Madden, LLC Engineering Consultants

Brendon Carr, Diprete Engineering

Michael Easler, Weston & Sampson

Chris Crecelius, Sallatin Group

Joseph Federico, 70 Hastings Road

Scott Henderson, Henderson Consulting

John Mislewski, Northface Construction

Elie Lakkis, 22 Bridge Street

Andrew Pandolph, Vineyard Engineering and Environmental, Inc

Commissioner Bugay called the meeting to order at 7:01 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.

Draft Tree Policy Discussion:

Agent Brown presented to the Commission the previously discussed proposed changes and asked the ConCom to consider:

1. If there should be additional requirements for “Heritage Trees” and how to define those.
2. Should this be a guideline for cut requests or recommendations for all trees that die in jurisdictional areas.

Rebecca Bachand, resident, 78 Greenlodge St,. suggested that the Commission require replace by caliper inches versus age, and inches of replacement instead of by number of trees removed. She also suggested looking at Wellesley’s tree critical root system protection area system, which she felt is more manageable and their policy that requires an Arborists report for the viability of the tree.

**New Applications**

* **76 Old River Place, Andrew Mulligan, Applicant – David Johnson, Norwood Engineering, Representative** – New single-family dwelling (MSMP 2020-11) The applicant asked that the application be postponed as to reevaluate the plans submitted.

Commissioner Gauthier stated that he will forward the email chain of abutters to the Conservation Department so that stakeholders could stay informed without the need for new notification.

Commissioner Bugay made a motion to continue the above application until a date to be named later. Commissioner Radner seconded. A roll call vote was taken to continue the applications: Hafrey, Radner, Bugay, Kayserman, Foulds, Holmes, and Garlick. All were in favor.

* **95 Eastern Avenue, Dedham TIC Partners, LLC and WBR, LLC and Pisces3Qualified Opportunity Fund, LLC, Applicant – Brian Madden, LEC Engineering Consultants, Inc. and Brendon Carr DiPrete Engineering, Representatives -** New multi-story hotel (DEP #141-TBD and MSMP 2020-10) Brian Madden and Brandon Carr were present for the applicant.

Mr. Madden provided an update of project plans, which consists of redevelopment of an existing dilapidated parking lot with a multi-story hotel. The proposed hotel structure is outside of the Riverfront Area. An access road off Eastern Ave. will be repaired and repaved. The project overall will reduce impervious coverage onsite. Enhancements include improved water quality treatment, decreased discharge rate and volume, and additional compensatory flood storage (greater than the 2:1 required). Mr. Carr stated that stormwater improvements were constrained by high groundwater and the adjacent wetland and for those reasons they would reuse the stormwater outlets that current exist. He stated they are meeting the 2-inch requirement for storage as well as water quality treatment volume, however, they were unable to fully meet the TSS removal requirement. They have received a LOMA from FEMA for with the floodplain elevation. A landscape plan was also submitted.

The Commission stated that they needed the applicant to improve the percentage of TSS removed and suggesting removing catch basins from the lowest spots on the site. In addition, the Commission expressed concern about light impacts on the adjacent wetlands. They further requested detailed information on plant selection for the landscape plan and reminded the applicant of the requirement to improve the sensitive site to the maximum extent practical.

Chris Crecelius, the developer, requested that the Commission proceed with a peer review. Commissioner Bugay made a motion to request $4,000 for a peer review. Commissioner Radner seconded. A roll call vote was taken. Commissioners Kayserman, Hafrey, Garlick, Foulds, , Holmes, Bugay, and Radner voted in favor. All were in favor.

Commissioner Bugay moved to continue the application to August 6, 2020. Commissioners Kayserman seconded. Commissioners Foulds, Holmes, Radner, Kayserman, Hafrey, Garlick, and Bugay voted in favor..

* **End of Greensboro Road, Dedham Department of Public Works, Applicant – Michael Easler, Weston & Sampson, Representative** – Stormwater improvements (DEP #141-0570. Michael Easler was present for the applicant.

Mr. Easter stated that this was a voluntary improvement to improve treatment of stormwater draining from the Greensboro Rd area watershed. The proposed location is at the end of a “paper road” that has been already highly degraded, surrounded by wetlands. It is located in floodplain, an ACEC and endangered species habitat. The applicant proposes to improve treatment with a bioretention basis and to add 729 cf of storage.

Commissioner Bugay moved to continue the applicant to July 23, 2020. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Foulds, Radner, Bugay, Kayserman, and Garlick were all in favor.

**Continued Applications**

* **92 Country Club Road, Rob Naser, Applicant – Scott Henderson, Henderson Consulting Services, Representative** – Renovation of an existing single-family dwelling (DEP #141-0560, MSMP 2019-12). Scott Henderson was present for the applicant.

Mr. Henderson stated that he has submitted slightly revised plans, including a request for one waiver for temporary disturbance in the UBA. He has submitted an Invasive Species Management Plan as well as a Landscape Plan.

Commissioner Bugay moved to close the public hearing. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds, and Kayserman all were in favor.

Commissioner Bugay moved to approve a waiver for temporary disturbance/grading in the UBA. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds and Kayserman all were in favor.

Commissioner Bugay moved to issue an OOC and a MSMP for 92 Country Club Road. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Folds and Kayserman all were in favor.

**70 Hastings Road, Joey Federico, Applicant** - **Scott Henderson, Henderson Consulting Services, Representative** – New single-family dwelling (Dedham NOI 2019-01, MSMP 2019-21). Scott Henderson and Joseph Federico were present.

Mr. Henderson stated that they had received a ZBA approval for >25% impervious coverage in the aquifer protection district and have provided the ConCom with a slightly revised plan, showing a bigger house footprint and paved driveway. In addition, the applicant is requesting a waiver for the infiltration system to be located within 100 feet of a well as it had been previously permitted by the Health Department.

Agent Brown stated that she had requested the applicant consider a smaller footprint house, however she felt as if it did meet the requirements of the Wetlands and Stormwater bylaws with the one waiver. Mr. Henderson stated that the house would be 2,231 sq ft. with a 2 and a half stories, and garage. Commissioner Bugay stated that it was a significant house to be in the buffer zone, and requested additional plantings to reduce impacts to the resource area.

Commissioner Bugay moved to continue the applicant to July 23, 2020. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Foulds, Radner, Bugay, and Kayserman, Garlick all were in favor.

* **22 Bridge Street, Elie on Bridge, LLC, Applicant – Vineyard Engineering and Environmental, Inc., Representative –** Notice of Intent for construction of an additional garage bay (DEP #141-0569). Andrew Pandolph, Vineyard Engineering John Mislewski, and Elie Lakkis were present.

Mr. Pandolph presented the wetland mitigation plan for the area. The ZBA had asked the ConCom to review the application first.

Elizabeth Doris-Gustin questioned why building was allowed 100 feet from the river. She noted the historic recreational use of the area and questioned the proposed use of the new bay. She also wanted to know why the existing bays could not be used instead of building a third bay.

Agent Brown stated that the ConCom was still waiting for the existing Order of Conditions to be closed, which required receipt of an as-built plan.

Commissioner Bugay moved to close the public hearing. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds, and Kayserman all were in favor.

Commissioner Bugay moved to issue the OOC as recommended by the Agent, along with the added condition that all soil removed was “live-loaded” and that no soil stockpiling occur on the site. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds, and Kayserman all were in favor.

**Discussion of Avery Arboretum as proposed by Chuck Della Iacono**

Mr. Della Iacono presented his concept for a living memorial in the area of the Dedham Heritage Rail Trail that would create an opportunity for those with a connection to Dedham to plant a tree in memory of a lost loved one. He had provided the Commission a tree city link and felt that the abandoned rail corridor was sparse currently and that the living memorial would provide greater tree canopy.

Commissioner Kayserman stated that having a living memorial was a great idea, however it is difficult to access water to water trees in the abandoned rail trail corridor and therefore growth of the trees would not be sustainable.

Commissioner Gauthier stated that he has supported other gardens, planters, and park benches, but was opposed to this idea. He stated his opinion that even if installation of the trees was funded or paid for by grants, maintenance would prove exceedingly costly. He opposed installing trees where they could not be easily maintained. He also asked Mr. Della Iacono to consider the rationale of installing a costly path to the trees when he had objected to a path that would been free with the state paying for it.

Commissioner Radner described the conditions of purchase for this land and her belief that excavating the former rail bed was unauthorized [without oversight, health and safety plan, and soil management plan, etc.]. Her experience with monuments and in speaking with the town manager as well as the attorney, she believes that the land is Article 57 protected park land. She stated that she fully supports planting trees around the corridor path, but the cap/cover over the impacted soils should not be disturbed. She also expressed concern about the cost of the trees and maintenance, access to the area, and the potential for vandalism of trees.

Denise (?)- shared that she had spoken to Mr. Della Iacono recently and did like the ideas presented and would like to see more trees planted behind her house.

Elizabeth Doris-Gustin stated that Joe Flannagan had told her that the two for one tree replacement was not required for the rail trail.

Chuck Della Iacono thanked the Commission for the time.

**Certificates of Compliance -**Mother Brook Diversion Structure, DCR (141-0525). Commissioner Bugay moved to issue the Certificate of Compliance. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds, and Kayserman all were in favor.

**Authorize Return of $353.85 from Peer Review of 39 Lamoine Street.** Commissioner Bugay move to returning unused peer review funds.Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds, and Kayserman all in favor.

**Agents Report:**

Agent Brown inquired whether any Commissioner was interested in re-subscribing to the MACC’s e- handbook. Garlick, Hafrey, Radner, and Kayserman asked for a copy.

Additionally, Agent Brown stated that she was working closely with Commissioner Kayserman regarding a small trail around the area of 20-30 Milton Street.

**Meeting minutes**:

Commissioner Bugay made a motion to approve the minutes of 6/4/20 and 6/18/20 with edits by Commissioner Bugay. Commissioner Radner seconded. A roll call vote was taken: Hafrey, Holmes, Radner, Bugay, Garlick, Foulds and Kayserman all were in favor.

Commissioner Bugay regretfully announced her resignation from the Conservation Commission. She has purchased a new home in Norwell, MA. That coupled with the demands of her full-time job responsibilities weighed heavily in her decision. She thanks the Conservation Commission for allowing her the opportunity to learn and grow within its board meetings.

Respectfully submitted,

Renee Johnson, Administrator