|  |  |  |
| --- | --- | --- |
| Michelle Kayserman , Chair | C:\Users\ebrown\AppData\Local\Microsoft\Windows\INetCache\Content.Word\Town Seal - Color.jpg | 26 Bryant Street |
| Stephanie Radner , Vice Chair | Dedham, MA 02026 |
| Eliot Foulds , Clerk |  |
| Leigh Hafrey, Associate  Nick Garlick, Associate  Bob 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 November 19, 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:**

Michelle Kayserman, Chair

Stephanie Radner, Vice Chair

Bob Holmes

Leigh Hafrey

Nick Garlick

Nathan Gauthier, Alternate

Sean Hanley, Alternate

The following staff were also present:

Renee Johnson, Administrator

The following Commissioners were absent:

Eliot Foulds, Clerk

The following Applicants and/or Representatives were present:

Mark Hebert, Representative Federal Realty Investment Trust-725 Providence Highway

Zach Richards, Engineer Bohler Engineering -725 Providence Highway

Ian Raimi-Landscape Design Architect Copley Wolf Design Group-725 Providence Hwy

Mark Kilian, Applicant/Owner -431 Whiting Ave

Gregory J. Morse, Morse Engineering Representative/Engineer-431 Whiting Ave.

Jeff Hassett, Civil Engineer Morse Engineering-431 Whiting Ave

Dereck Redgate Civil Engineer /Representative Highpoint Engineering-99 Oakdale Ave.

Felix and Hector Sanchez Applicant,-G & S Enterprise Construction Corp-34 Hyde Park St.

Joseph Porter, VTP Associates Representative-34 Hyde Park St.

Justin Ferris, Property Owner-865-875 Providence Hwy

Rob Truax GLM Engineering-Representative

Matt Grosshandler, Representative - 80 Bridge St

Commissioner Kayserman 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.

**New Applications**

* **725 Providence Highway (Dedham Plaza), Federal Realty Investment Trust, Applicant – Bohler Engineering, Representative –** Notice of Intent and Major Stormwater Management Permit for commercial redevelopment in the 100-foot Buffer Zone and Riverfront Area associated with Lowder Brook (DEP #141-TBD, MSMP 2020-19).

Mr. Hebert gave a brief presentation to the board, that he would like to reinvest into the shopping center, by committing to site improvements. He shared that he had already appeared in front of the Design Review Board and it had been well received.

Representative, Zack Richards shared that the project had already been submitted to the planning board for minor modifications to the site plan and will appear in front of the board on December 2nd. He shared that the group wanted to maintain the existing building infrastructure, as well as the existing parking lot . Minor building demolition would take place, to open a corridor through the middle of the 800-foot plaza strip . Outdoor seating is set to be added as well as the connection to the entrance from the Providence Highway side to the Washington Street side for pedestrian access. He shared that most of the proposed work would be outside of the resource area and buffer zone with overall reduction of impervious area both within the resource areas and buffer zones. In summary the overall reduction of impervious area would be 3000 Square Feet with 1500 Square Foot reduction in the resource areas located within the concrete slope.

Two catch basins would be placed in the front and the back that would tie into the existing overflow, existing infrastructure and then Lowder Brook to the north in the back. To capture two inches of runoff across the redesigned impervious area and achieve 40% TSS removal which is currently not being achieved on the site. A proposed combination of deep sump hoods and catch basins with water quality treatment units on top for infiltration would be used in addition to an underground chamber system for additional infiltration prior to overflow and connection out to the existing infrastructure. The systems would be fitted with an outlet control structure consisting of a manhole with a weir within it set close to the system or outlet PVC pipe will be set around the height of system to maximize storage and infiltration .

Rain gardens would be used to be in line with Agent Brown’s recommendation of LID Stormwater Management. The grading and drainage plan for the Providence Highway side of the plaza consists of deep steep grades so to rectify that, adding a wall near the entrance to increase grades for a more level area to serve ADA parking and access would be necessary

Ian Raimi, Landscape Architect with Wolf Design Group, proposed in the core areas around the retail center over 30 trees will be planted. With an additional 7000 square footage of planting areas, specifically landscape islands closest to the retail frontage on the Providence Highway side, the rain gardens will be located. Working with the slope of the sidewalk in the parking lot, that would create the ability to direct some stormwater into the rain gardens and reduce runoff. On the Washington Street side where ethe widened sidewalk condition, there will be an opportunity to add some planters with trees . He presented a heavily leaning on native species and native cultivar plan to the board that would have attributes such as pollinator plants and pollinator friendly plantings.

Commissioner Kayserman asked that they refrain from using mulch within the landscaped islands, and that the applicant provide information on drainage structure such as the catch basin have hoods or not, as well as a detailed O&M plan on snow removal. She recommended a peer review be performed.

The applicant requested that the Commission submit the request on town letterhead, requesting the deposit amount and a brief explanation so that they may request the funds through the headquarters.

Commissioner Kayserman made a motion to request funds in the amount of 4,ooo for the Peer review. Commissioner Hafrey seconded. A roll call vote was taken; Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

Commissioner Kayserman moved to continue the public hearing until December 17th.Commisoner Hafrey Seconded. A roll call vote was taken; Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

* **431 Whiting Avenue, Mark Killion, Applicant – Jeff Engineering Company, Inc., Representative –** Major Stormwater Management Permit application for construction of a new single-family dwelling on an undeveloped lot (MSMP 2020-20).

Jeff Engineer shared with the board that property was 5800 sq feet with one foot of pitch over the lot. He shared that its currently partially developed consisting of lawn. The proposed work would be to remove this portion of the driveway that goes over the long line to construct a house that the footprint is about 24 by 46 feet and a relatively small driveway. For two cars side by side. Stormwater infiltration will consist of the roof runoff draining to downspouts to an underground infiltration system. That system will be made up of 12 infiltrator ahrc 36 high capacity chambers . Crushed stone in the driveway will cross pitch to the side to a two-foot-wide by three-foot-deep stone trench. According to calculations there should not be any runoff going into Whiting Street, but a trench drain going across the driveway will be tying into A stone trench via a perforated PCV pipe. The system has been designed to promote groundwater recharge, to treat the driveway runoff and achieve 40% TSS removal. No trees will be removed. An erosion barrier will surround the entire limit of work.

Commissioner Kayserman asked that the applicant to investigate alternative pretreatment methods, and to investigate the Stone Trench being used at the side of the driveway as they are difficult to maintain in the long term. She also stated that the Long-Term maintenance for the driveway should be taken into consideration. and that the Stormwater Calculations needed to be addressed.

Commissioner Kayserman moved to continue the public hearing until December 3rd. . A roll call vote was taken; Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

* **99 Oakdale Avenue, Silva Development LLC, Applicant – Derek Redgate, Highpoint Engineering, Inc., Representative – Major Stormwater Management Permit Application for the demolition of an existing single-family residence and replacement with a new two-family residence (MSMP 2020-21)**

Representative shared that the project consisted of a 9000 square foot lot, that had been previously damaged in a fire, the homeowner would like to replace the existing home with a new two-family townhome. The new roof area will be tied in by roof leaders to two underground infiltration chambers. One closer on the river street side and then another at the Oakdale Avenue. There will be trench drains at the property line to capture any runoff from the new driveway towards Oakdale. He shared that they are not changing much from the existing to the proposed. About a third of the site naturally runs off to River Street to catch basin in the intersection of Oakdale and River Street. And the Oakdale area runs to the west to a catch basin and a few properties down to the west. He will incorporate a water quality unit, near the driveway entrances at Oakdale and will treat impervious surface prior to infiltration. The site's been designed to infiltrate the two inches storm and then run off from the site both to River Street and Oakdale .

Commissioner Kayserman shared that the Stormwater Calculations will need to be adjusted to the 35 % the Commission uses. She further stated the drainage calculations needed to also be adjusted and a planting plan needed to be provided for greater understanding of what trees would be removed and how many are to be proposed. Lastly provide the inverts for the roof drain lines on the plans.

Commissioner Kayserman moved to continue the public hearing until December 3rd. Commissioner Hafrey seconded. A roll call vote was taken; Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

**Continued Applications**

* **34 Hyde Park Street, Felix and Hector Sanchez, G & S Enterprise Construction Corp., Applicant – Joseph Porter, VTP Associates, Representative – Notice of Intent and Major Stormwater Management Permit Application for the demolition of an existing single family dwelling and construction of a new single family dwelling with new utilities (DEP # 141-0575, MSMP 2020-16).**

Representative Porter updated the Commission with the current project. He received 3 minor comments from the Jason Mammone Town of Dedham engineer .changed a five-foot manhole for cleanout for the overflow to the town . He insisted that we put some concrete underneath it with support so that the pipe was not disturbed when he undermined it. He provided the calculations to both Agent Brown and Mr. Mammone.

Commissioner Kayserman made a motion to approve the Notice of Intent and Major Stormwater Management Permit if engineering approved the responses to the remaining questions and that all revised plans were submitted, along with the mounting analysis worksheet and the details per Engineer request. Commissioner Radner seconded. A roll call vote was taken**:** Kayserman, Radner, Hafrey, Hanley, Garlick and Gauthier were all in favor.

**Miscellaneous**

* **Enforcement Orders:**

**865-875 Providence Hwy** – Commissioner Radner presented pictures and descriptions based on her site visit. She stated that there was no infiltration system or catch basin between the wall and the adjacent wetlands. Justin Ferris the property owner stated that he had been on sit e with Elissa and the Engineer for the project. They had originally requested a Certificate of Compliance. There was some transition in the office and the CEO had not followed through with the COC. Currently the only issue at the site meeting that the Mr. Ferris had with Agent Brown was that the grading appeared to be lower so the flow from the dumpster on the site didn’t get directed fully to a catch basin. He was appearing in front of the board to so that he could complete the work as the permit expired so the Engineer will draft a quick plan to fix the grading issue and direct flow to the catch basin.

Commissioner Radner created a motion to issue the enforcement order. Commissioner Kayserman seconded. A roll call vote was taken Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

**80 Bridge St. –** The Commission expressed frustration with ongoing project that has remained on the agenda for months. Mr. Grosshandler, on behalf of Mr. Kostiopoulos, statedChris, that he had participated conference with GLM yesterday where they do have some hand sketch plans. He does not believe it had progressed further than that. He stated that he has relayed all the message of the Commission to the client. He shared that Mr. Kostipoolus does not fully gets the process and the ramifications of not fully adhering to the process. And he is doing everything in his power to coach and guide. The Commission proposed that they submit a revised plan that meets the standards and requirements of local bylaws as well as the state Wetlands Protection Act. In addition to request any waivers and that they are justified. The next step would be to complete a peer review, however unfortunately until a full plan had been actualized the Commission is unable to submit it to Peer review. The Commission requested that a drainage study that shows compliance be completed.

Commissioner Kayserman made a motion that if compliant plans were not received by December 10 along with a full stormwater report that meets standards, she would issue an enforcement order on that day. Commissioner Garlick seconded. A roll call vote was taken Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

**Certificates of Compliance:**

225 Riverside -Kimberly Dignitas GCA GeoEnvironmental representing Dave Thompson Resident. A request for exemption on Special Condition 39. Was made. Agent Brown had recommended the applicant file based on her observations.

Commissioner Kayserman made a motion to approve the Certificate of Compliance for 225 Riverside. Commissioner Garlick seconded. A roll call vote was taken; Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor

68 Paul St. -Commissioner Radner shared that she completed a site visit where she found the plantings to be appropriate.

Commissioner Kayserman created a motion to issue the Certificate of Compliance. Commissioner Kayserman seconded. A roll call vote was taken Kayserman, Radner Holmes, Hafrey, Garlick, Gauthier and Hanley all voted in favor.

**Administrative Approval**

225 Riverside Drive -Approved and a letter will be sent

**Minutes-** Approval of the minutes of10/1/20 and 10/15/20 were deferred until the next meeting.

Respectfully submitted,

Renee Johnson, Administrator