The Town of Dedham

Commonwealth of Massachusetts

Conservation Commission

26 Bryant Street

Dedham, MA. 02026

Conservation Commission - Meeting Minutes

Thursday, September 1, 2016, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Joseph (Matt) Hickey, Joseph Smith and Andrew Tittler.

Members Absent: Michael Williams

Mr. Civian called the meeting to order at 7:08 PM.

750 Providence Highway**-** *Request for Amendment to an Existing Order of Conditions for commercial development (DEP # 141-0465)*

Mr. Civian reviewed the status of this proposal by summarizing that the original approval for 750 Providence Highway did not include the connecting road, but that it is now proposed to be reinstated at the request of the Planning Board. He explained that the Conservation Commission review had decided that an amendment to the Order of Conditions would be acceptable. Matt Smith and Agent Brown confirmed with Mr. Civian that there were no additional technical details to review tonight.

Agent Brown explained that the only outstanding item that she needs is a letter from the owner of the Dunkin Donuts / Vitamin Shoppe building confirming that the applicant can use their infiltration, even though the ownership is currently the same between the two properties.

Steven Greenbaum introduced himself as an Attorney present on behalf of Pearl Realty. He explained that they remain opposed to this proposal and will take necessary action if it is approved by the Commission. Mr. Greenbaum requested a copy of the decision following tonight’s meeting.

Mr. Civian confirmed with Mr. Greenbaum that they are opposed for reasons both technical and procedural in nature.

Mr. Civian made a motion to close the public hearing, seconded by Ms. Bugay, UA.

Mr. Civian confirmed with Matt Smith that he had reviewed the conditions of approval and did not have any concerns.

Mr. Civian made a motion to issue an Amendment to Order of Conditions 141-0465, seconded by Ms. Bugay. It was voted 4-1. (Mr. Tittler was opposed)

7:21 PM: 87 Pine Street (aka 1 Mancuso Terrace) -  *Request for Determination of Applicability for the demolition of an existing SFD, construction of a new 2-family dwelling, and sewer improvements (RDA 2016-08) Stormwater Permit for a new 2-family residential dwelling (SWP 2016-16)*

Paul Lindholm was present to represent Joseph Mancuso. He explained that the work proposed is in the roadway. He explained how he has come in front of the Commission in the past with stormwater presentations comparing the existing and proposed conditions and he believes the bylaw says it is a comparison between existing and proposed.

Mr. Civian explained that both the Wetland Protection Bylaw and the Stormwater Bylaw apply to this project and the requirement for a redevelopment project needs to meet the stormwater standards to the maximum extent practicable.

Mr. Lindholm commented that comparing pre- and post-development hydrology has always been the standard way to review these types of proposals and that since in this project the “post” hydrology was an improvement the project could be found to be in compliance. Mr. Civian disagreed with Mr. Lindholm and explained that a new house and a “tear down” needs to meet the current standards. If the applicant would like to propose to do less than that, they need to explain why.

Ms. Bugay commented that this proposal is treated differently than an addition, as it is a full tear down, which is a redevelopment of the lot.

Paul Lindholm commented that usually they are just looking at the increase in impervious. Mr. Civian disagreed and explained that is not correct, new structures need to meet the standards completely and redevelopments to the maximum extent practicable.

Mr. Civian explained that he will go back and look at previous decisions to see what practice has been and Mr. Lindholm should look at the bylaws. He thinks it would be best to continue this item for two weeks to allow time for some additional research to be done.

Ms. Bugay commented that the scale on the plans may be off. Mr. Lindholm confirmed the scale bar is wrong and he will fix it.

Mr. Tittler noticed that erosion control is not on the plan, and asked that it be added to the final plan.

Bob Aldous, an abutter and Planning Board Member asked the Commission not to delay Mr. Mancuso anymore if they can help it. He explained that Joe Mancuso is one of the few builders in Town you can trust and that other builders would have just left part of the building in place so they could only file a rebuilding permit. Mr. Aldous added that Mr. Mancuso is saving the Town money by maintaining the Mancuso Circle. He added that replacing this house will be an improvement.

Mr. Tittler made a motion to continue 87 Pine Street until September 15th, seconded by Ms. Bugay, UA.

7:53 PM: 1100 High Street- NOI –*Notice of Intent for demolition of existing school and construction of a new Early Childhood Education Center (DEP # 141-0506)*

Mr. Civian confirmed with Dave Roberts, Chair of the SBRC, that there will be a public meeting for this project on September 14th.

Dan Bradford was present from KBA Architects. Mr. Bradford complimented the Commission on their work. He explained that they had met with Agent Brown ahead of time for this project and feel a substantial application has been submitted.

Amanda Atwell was present from Epsilon. She reviewed the current conditions of the site as it relates to wetland resources with the Commission. An Order of Resource Area Delineation was issued on February 23rd which was the Commission’s approval of the wetland delineation. She explained that the site is 29 acres and they are dealing with the upper, northern third of the site. She also explained that the Notice of Intent is relevant to the wetland resource areas within the riverfront area and the proposed impacts within the 100 foot buffer. She added that the work will not be impacting the BVW, bank, or land under water body. The service road surrounding the building will have a pervious surface for groundwater recharge.

Mr. Civian asked them to point out where in the proposal the requests for exceptions or waivers are located.

Mr. Tittler commented that they haven’t addressed any other sites in the alternative analysis. He asked Mr. Bradford to explain the design choices surrounding the single story alternatives. Mr. Bradford explained the process that was followed. Mr. Tittler asked that information on an alternatives analysis be submitted with the application.

Mr. Hunter, a direct abutter to the property asked what impact the displacement of water will have on his property.

Vince Ciriello, an abutter, had questions about implications to his property as well, and Mr. Bradford confirmed that they would be moving away from Mr. Ciriello’s property.

Peg Ciriello, an abutter, commented that when Dexter School was there, there was bedrock. She wondered how much ledge is there. Mr. Bradford responded that they are not sure yet.

Ms. Ciriello also asked how the size of the roof on the new building compares to the previous building. Mr. Bradford confirmed that they would be increasing the impervious square footage. Ms. Ciriello also mentioned that depending on the amount of trees they plan to take down, they all take up a lot of water and wanted to make sure that change was being considered as well.

Mr. Ciriello explained concerns about there being no catch basins on Route 109 and it is like a river during heavy rains, and that goes down his driveway.

Robert Mendes, and abutter, asked them to consider the impact on Lowder Brook and whether this would be an opportunity to improve the downstream flow.

Planting Plan- Pavement plan- natural buffer between school and Route 109.

Mr. Civian asked about Low Impact Development features. Mr. Bradford explained how the building was being designed for LEED silver.

Agent Brown recommended $2500 be requested for a 3rd party review. She also recommended that the Commission schedule a site visit. Agent Brown will poll the Commission for dates and times that may work.

Mr. Civian made a motion to request the applicant pay $2500 for a 3RD Party review of the project, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to continue 1100 High Street until September 15th, seconded by Ms. Bugay, UA.

637 East Street **-** *Notice of Intent for subdivision roadway and utilities (DEP #141-0486)*

Mr. Civian made a motion to continue 637 East Street until September 15th, seconded by Ms. Bugay, UA.

 83 Washington Street – *Notice of Intent for redevelopment of a site for commercial development, with a parking lot in Riverfront (DEP #141-0499).*

Mr. Civian made a motion to continue 83 Washington Street until September 15th, seconded by Mr. Tittler, UA.

538 Bridge Street -*Notice of Intent from the Dedham Westwood Water District for the construction of a new filter building at the existing water treatment facility, also with associated site work and piping (DEP # 141- 0505).*

Mr. Civian made a motion to continue 538 Bridge Street until September 15th, seconded by Ms. Bugay, UA.

Schoolmaster Lane – *(DEP File # 141-0341)- Requests for Extension of an Order of Conditions*

Mr. Civian made a motion to issue an extension for DEP file 141-0341 for an additional 3 years which will bring them to September of 2019 as recommended by Agent Brown, seconded by Mr. Hickey, UA.

Informal Discussion

Meeting Minutes were reviewed from 2/18/16, 3/10/16, 3/24/16, 4/7/16 and 4/21/16.

Mr. Civian made a motion to approve meeting minutes from 2/18/16, 3/10/16, 3/24/16, 4/7/16 and 4/21/16 with edits, seconded by Mr. Hickey, UA.

Agent Brown inquired about the Commission’s approval on the new policies she had presented to them. The Commission needed more time to review the policies. The Commission discussed some of the language with Agent Brown and suggested some minor edits.

Mr. Tittler made a motion to adjourn at 9:22 PM, seconded by Ms. Bugay, UA.