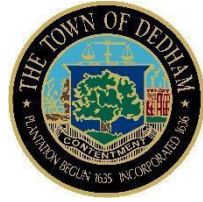


Stephanie Radner, Chair
Nathan Gauthier, Vice Chair
Nick Garlick, Associate
Leigh Hafrey, Associate
Eliot Foulds, Associate
Bob Holmes, Associate
Erik DeAvila, Associate
Tim Puopolo, Alternate
Elissa Brown, Agent
Patrick Hogan, Asst. Agent



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TOWN OF DEDHAM CONSERVATION COMMISSION

Minutes of April 7, 2022

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:

Stephanie Radner, Chair
Nathan Gauthier, Vice Chair
Erik DeAvila
Bob Holmes
Tim Puopolo, Alternate

The following staff were also present:

Elissa Brown, Agent
Patrick Hogan, Assistant Agent

The following Commissioners were absent:

Leigh Hafrey
Eliot Foulds, Clerk
Nick Garlick

The following Applicants and/or Representatives were present:

Amanda Houle, Representative – 538 & 547 Bridge Steet and 5 Reservation Road
Carlton Henry, Applicant – 124 Country Club Road
Michael Toohill, Representative – 124 Country Club Road
Mark Hebert, Applicant – 725 Providence Highway
Bill Lucas, Representative – 725 Providence Highway
Scott Henderson, Representative – 297 Pine Street
Antonio Reda, Applicant – 166 River Street
James Garfield, Representative – 166 River Street
Peter Reynolds, Applicant – 400 West Street
Paul Lindholm, Representative – 400 West Street
Art Allen, Representative – 400 West Street
John Haven, Representative – 400 West Street
Mollie Moran, Representative – 400 West Street
Philip Basdekis, Applicant – 49 Jersey Street

Jessica Basdekis, Applicant – 49 Jersey Street
Craig Cygawnoski, Representative – 49 Jersey Street
Alena Pelipenko, Applicant – 93 Alden Street

Commissioner Radner 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.

1. Continued Applications (Applications Previously Opened to be Discussed Tonight)

1.1. 538 & 547 Bridge Street and 5 Reservation Road – RDA 2022-01 – Well Redevelopment Activities

Applicant: Dedham-Westwood Water District Representative: Amanda Houle, Tighe & Bond

Amanda Houle stated that she had submitted a supplemental memo addressing concerns over Mile-A-Minute spread after the site visit. Agent Brown has provided a draft Negative Determination of Applicability, which she reviewed and had no objections.

Commissioner DeAvila provided a recap of the site visit. He noted a population of Mile-A-Minute at the Reservation Road site, but felt that management to prevent its spread could be accomplished. Agent Brown added that a truck will enter the site and stay for the duration of work. When it eventually leaves, a hydrant near the entrance will be reactivated to clean the equipment. Ms. Houle stated a map illustrating the washout area has been provided with the supplemental materials.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Commissioner Radner **motioned to close the hearing for this item and issue the Negative Determination of Applicability as drafted.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

1.2. 124 Country Club Road – DEP #141-0594/MSMP 2022-05 – 6th Hole Drainage

Applicant: Ryan Kenny, Dedham Country and Polo Club Representative: Michael Toohill, Coneco

In response to comments from the last hearing, Michael Toohill stated an application for a Major Stormwater Management permit has been filed. He also stated that the pump manholes will be water-tight to prevent pumping groundwater.

Mr. Toohill stated that he had visited the site today with Commissioner Radner, Agent Brown, and Assistant Agent Hogan. In response to questions at the site visit, he stated he will calculate an estimate of how often the pumps will run. He confirmed the pumps will be ½ horsepower, 50 gallon-per-minute pumps with 2” discharge pipes. He added that an energy dissipator will be installed at the discharge point in the wetland to prevent erosion.

Agent Brown stated that she was concerned that there wasn’t an improvement over existing conditions to satisfy the requirement for work in the Riverfront Area. During the site visit, she discussed potential plantings along the wetland area to help satisfy this requirement.

Agent Brown stated that she was also concerned this project could increase peak flows and decrease groundwater recharge. Mr. Toohill stated installing perforated pipe and stone trenches should increase recharge, but he agreed to speak with the project engineer to get more information on how this work might affect peak flows.

Commissioner Radner asked if maintenance would be required for the proposed system. Mr. Toohill stated no regular maintenance was required, but noted that the system had a finite lifespan, and pieces would have to be replaced as they eventually fail. He also stated he anticipates including inspection ports to allow for jetting/cleaning of the lines as needed.

Commissioner DeAvila asked if as-builts could be provided upon completion of the project to help inform requests for future maintenance. Mr. Toohill confirmed.

Commissioner DeAvila asked if there was a plan for dewatering the excavation as the system is installed. Mr. Toohill stated they would use a crib for dewatering. Commissioner Gauthier stated a dewatering plan should be submitted as part of the application.

Commissioner Gauthier stated plantings would help improve the conditions of the site. After viewing the storage calculations for the proposed trenches, Commissioner Gauthier stated the new storage could also be viewed as an improvement to the site, since no storage volume currently exists.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Mr. Toohill confirmed that he would gather more information on the topics discussed and return to the Commission at a later date.

Commissioner Radner **motioned to continue this item to the 4/21 meeting.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

2. New Applications

2.1. 725 Providence Highway – DEP #141-0595/MSMP 2022-03 – New Restaurant and Amenity Improvements

Applicant: Mark Hebert, Federal Realty Investment Trust Representative: Zachary Richards, Bohler

Mr. Hebert stated the property owner has a tenant in place for the space currently occupied by the former Dalzell Motors building. They are seeking to demolish the building and replace it with a drive-thru restaurant. He confirmed this project has been reviewed by the Design Review Board and Zoning Board of Appeals, but still needs approval from the Planning Board and the Conservation Commission.

Bill Lucas, representative for the project, stated the project site is on the southern end of the Dedham Plaza property. He identified wetlands that border the project to the south and indicated existing pavement and a portion of the existing building are within the 100' buffer zone. He also stated some of new parking, the drive-thru, and a portion of the new building would be within the 100' buffer zone. He stated the stormwater system will consist of catch basins, water quality units, 3 rain gardens, and 2 subsurface infiltration units. He stated impervious cover will not expand beyond the current footprint and will be reduced overall.

Commissioner Radner stated the application lists the site address as 725, but the former Dalzell Motors building is at 825. She asked for clarification on this discrepancy. Mr. Lucas stated the address of the existing building is 825, but the property was combined with the overall site, which is collectively referred to as 725. He confirmed the project is located at 825 Providence Highway.

Commissioner Radner asked if any soil testing for contamination from the past car dealership would occur. Mr. Hebert stated testing had been completed and the only identified concern is hydraulic lifts inside the building. He stated they would be removed and remediated prior to demolition.

Commissioner DeAvila asked if the existing catch basins will remain in use. Mr. Lucas stated they will be removed and replaced. Commissioner DeAvila asked if the existing pipes leading to the wetland are in good condition. Mr. Lucas confirmed.

Commissioner Radner reminded the applicant that any excess storage capacity on this site would not be considered as storage for future applications on adjacent sites. Mr. Lucas understood and confirmed the infiltration systems shown on these plans represent 2" storage volume for this one site.

Commissioner DeAvila asked if there was a snow storage plan for the site. Mr. Lucas confirmed a plan will be created. At this time, he believes snow storage will likely be on the west side of site and in the dead-end parking lot on the north side of the site.

Commissioner Gauthier asked if the rain gardens are fed by curb cuts. Mr. Lucas confirmed and added that they will be connected to an outlet control structure by underground piping. Commissioner Gauthier noted that the project plans to reuse the existing outlet. He asked if there were any concerns about the pipe size and increased flows. He also asked if the reconfiguration would create erosion by changing the rate of flow from the existing pipe. Mr. Lucas noted the subsurface storage on the site would lower the discharge amount and confirmed that the system is designed to create a flow rate either equal to or lesser than the existing conditions. Commissioner Gauthier asked if rip-rap or a dissipator would be included at the end of the pipe. Mr. Lucas stated no rip-rap or dissipator was currently planned.

Commissioner Radner asked how the flow will change during rainfall events of more than 2". Mr. Lucas stated the outlet control structure will manage the flow to match the existing rates that currently come off the site.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Agent Brown stated she had received 3 quotes for peer review for the project, with the lowest quote being \$5,865. Mr. Hebert confirmed this was acceptable to the applicant.

Commissioner Radner **motioned to request \$5,865 from the applicant for a peer review of the project.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

Commissioner Radner **motioned to continue this item to the 5/5 meeting.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

2.2. 297 Pine Street – MSMP 2022-04 – New Single-Family Dwelling

Applicant: Michael Herson Representative: Scott Henderson, Henderson Consulting Services
Scott Henderson stated the applicant proposes to construct a single-family home on a currently undeveloped parcel. A catch basin will direct runoff from the driveway to 6 subsurface precast galleys in the front yard and roof runoff will be directed to 4 subsurface precast galleys in the backyard. Three trees will be removed and replaced by 6 trees. He stated all stormwater management requirements are met by the design, except for 90% removal of Total Suspended Solids. He has submitted a waiver request for this item.

Commissioner DeAvila asked if the patio shown on the plan was impervious. Mr. Henderson confirmed.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Commissioner DeAvila asked if the system to the front of the house had an overflow outlet. Mr. Henderson stated the system's design allowed runoff from driveway to simply bypass catch basin once it was at capacity.

Commissioner Holmes asked how much Total Suspended Solids removal is provided by this design. Mr. Henderson stated the design will remove 85% of Total Suspended Solids and noted the size constraints of the site make it difficult to provide more removal.

Commissioner Radner **motioned to close the hearing for this item.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

Commissioner Radner **motioned to grant a waiver of the 90% TSS removal requirement for this project.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

Commissioner Radner **motioned to issue the Major Stormwater Management Permit as drafted.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

2.3. 166 River Street – MSMP 2022-06 – Demolition and Re-Construction of Multi-Family Dwelling

Applicant: Roma-SanMarino Corp. LLC Representative: Jeffrey Hassett, Morse Engineering
James Garfield, representative for the project, stated the applicant is proposing to construct a new two-unit dwelling on the site of a previously demolished two-unit dwelling. Two sets of Cultec chambers will collect roof runoff and a rain garden will collect overland flow. He stated the project team has addressed the initial comments from Agent Brown.

Commissioner Radner asked if trees will be removed. Mr. Garfield confirmed 3 trees will be removed and 6 will be planted.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Commissioner Radner asked for confirmation that storage for 2" of rainfall was provided by the stormwater system on site. Mr. Garfield confirmed, and added that the pervious paver area also includes storage for 2" of rainfall.

Agent Brown stated an Operation and Maintenance plan had been submitted, but it did not include maintenance activities for the pervious paver driveways. Mr. Reda, the applicant, stated he would deliver maintenance information for the pervious pavers to the Conservation Department the following day.

Commissioner Gauthier asked if there would be a review of the pervious paver installation by an engineer during construction to ensure the construction detail is followed. Mr. Garfield suggested that either an inspection of the driveway be added to the inspections section of the plan or that a condition be included in the permit requiring the driveway to be inspected during construction. Agent Brown suggested a special condition requiring inspection be added to the permit.

Commissioner Radner stated she would prefer a special condition be included that patios will not be installed after construction is completed.

Commissioner Radner **motioned to close the hearing for this item.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

Commissioner Radner **motioned to issue the Major Stormwater Management Permit as drafted pending the receipt of an Operation and Maintenance Plan for the pervious paver driveways and with the added conditions that no patios be installed at a later date and that the pervious pavers be inspected as they're installed.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

2.4. 400 West Street – DEP #141-TBD/MSMP 2022-07 – Demolition and Re-Construction of Single-Family Dwelling

Applicant: Peter Reynolds

Representative: Art Allen, EcoTec Inc.

Art Allen stated this is a redevelopment project almost entirely within the 200' Riverfront Area that will demolish an existing house and build a new one on a similar footprint. He stated impervious area will be reduced from 10.8% to 10.4%. He noted the site has an existing septic system that was recently repaired and the septic system and existing well will be reused for the new house.

Paul Lindholm, engineering representative for the project, stated the gravel turnaround area will be removed, but another area nearer the house will be graded to allow access to the proposed garage. He stated the decrease in impervious surfaces causes an improvement in runoff rates during all storms. He also noted that the planned plantings will provide a better natural surface for the area and further improve the stormwater characteristics of the site. Mr. Lindholm stated roof runoff will be directed to 4 subsurface concrete galleys.

John Haven, landscape architect for the project, discussed the proposed tree removal. He stated two existing gravel areas will be replaced with native plantings. He noted a variety of native shrubs and ferns are planned near the house. He stated the project is proposing to remove 17 trees based on a hazard assessment by Bartlett Tree Experts. A total of 34 new trees will be replanted throughout the property.

Commissioner Radner asked if the planted hemlock trees will be treated to prevent damage from woolly adelgid. Mr. Haven confirmed treatment would be part of the maintenance plan.

Commissioner Radner asked if the area being graded and added to the driveway was previously degraded. Mr. Lindholm stated it was currently non-degraded woods. He characterized it as a "swap" for the return of the turnaround area to natural conditions.

Commissioner Radner asked if patios or other impervious surfaces would be added after-the-fact. Mr. Lindholm stated there were no plans for further impervious surfaces.

Agent Brown noted the path shown on the plan will be covered in pine needles, but asked what ground cover would be on the cross-hatched areas around the path. Mr. Haven stated it would be perennial ground cover such as native ferns, asters, and herbaceous plantings.

Commissioner Radner asked for details on any work planned in the Undisturbed Buffer Area (UBA). Mr. Lindholm stated some restorative plantings are planned in the UBA behind the house. He believes the Commission can allow the work if they believe the plantings are restorative according to the bylaw.

Commissioner Radner asked if the trees marked for removal that are further from the house were also deemed hazardous. Mr. Haven confirmed and stated they were found to be hazardous by Bartlett Tree Experts. Commissioner Gauthier asked for clarification on how trees so far from the structure could be considered hazardous. Mr. Haven stated he believed the assessment was based on tree health, risk of failure, and life safety. Agent Brown suggested that the report from Bartlett Tree Experts be shared to inform the proposed removal. Mr. Haven agreed. Commissioner Gauthier asked if stumps outside the UBA would be grinded or left in place. Mr. Haven stated the stumps would be left in place.

Commissioner Gauthier noted the hammerhead has a large pile of gravel and stone at the foot of the slope. He asked if this stone will be removed as part of the restoration and, if so, how the work will not

extend into the UBA. Mr. Lindholm stated the stone will be removed, but the limit of work will be outside the UBA, which is at the base of the stone.

Commissioner Radner opened the floor to the public for questions. She received no responses.

Commissioner Gauthier asked if the term “Restore Existing Conditions” on the plan indicated any grading and compaction, or if it just indicated that pine needles would be re-spread on the surface. Mr. Haven stated there will likely be a bit of restoration, but no regrading.

Commissioner Radner asked Agent Brown for her recommendation. Agent Brown suggested a peer review of the project could help verify the Riverfront issues are appropriately addressed. She stated she did not have quotes, but suggested the Commission request \$2,000-\$3,000 from the applicant for peer review. The applicant agreed this was acceptable.

Commissioner Radner **motioned to request \$2,000 from the applicant for a peer review of the project.** Commissioner Gauthier seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

Commissioner Radner **motioned to continue this item to the 5/5 meeting.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

2.5. 49 Jersey Street – DEP #141-TBD – Demolition and Re-Construction of Garage and Driveway

Applicant: Philip Basdekis

Representative: Craig Cygawnoski, RIM Engineering

Craig Cygawnoski stated this project proposes to remove an existing detached garage and replace it with a new one. Part of the existing garage is within the 200’ Riverfront Area and the entire parcel is within the 100’ buffer zone to wetlands. The new garage will be shifted in-line with the existing driveway and entirely out of the 200’ Riverfront Area. He stated that Agent Brown had provided a list of initial comments and he was currently revising the plans in response. In one comment, Agent Brown had identified a stamped concrete patio and a fence that were recently installed on the site without Conservation Commission approval. Mr. Cygawnoski asked what would be needed to include these items in this project submission.

Commissioner Radner advised that the fence should allow for wildlife passage. She also stated that the patio should be included in the project’s impervious calculations for stormwater storage capacity.

Agent Brown noted a chicken coop on property within the buffer zone to the wetlands and asked that the applicant also provide confirmation that the coop was permitted.

Mr. Cygawnoski requested a continuance to revise the plans in response to the comments provided by Agent Brown.

Commissioner Radner **motioned to continue this item to the 5/5 meeting.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

3. Request for COC

3.1. 93 Alden Street – DEP #141-0532 – Addition to Single Family Dwelling

Agent Brown stated she visited the site, but work on the project’s stormwater system is incomplete. She noted a specific concern that a rain garden on the site appears to be mounded rather than planted in a depression as typical.

Alena Pelipenko, the permittee for the project, stated she will continue work and does not believe she will need an extension beyond the extension provided by tolling due to the Covid State of Emergency.

Commissioner Radner stated the concerns noted by Agent Brown, particularly about the rain garden, must be corrected before completion of the project. Commissioner Gauthier added that if the rain garden is mounded, the plants will likely have to be removed, the garden excavated to form a depression, and then re-planted. Ms. Pelipenko understood and stated she would contact the Conservation Department when the work was completed.

4. Minutes – 3/17/22

Commissioner Radner **motioned to approve the 3/17/22 minutes as drafted**. Commissioner Gauthier seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

5. Agent’s Report

- A flyer the Conservation Department received about native plants has been added to DropBox.
- Both Agent Brown and Assistant Agent Hogan will be out of the office for part of next week.
- Agent Brown will be working with the Planning Board and the Town Manager to determine requirements for a potential project at Delapa Plaza. A project was originally permitted on this site, but the applicant’s plans have changed and the project has changed significantly.
- Assistant Agent Hogan has assembled a list of past permits that required annual stormwater BMP maintenance reports. Reminder letters have been sent to all included property owners and some have responded. Agent Brown is considering the next action that should be taken to encourage compliance.
- The Conservation Department is processing an invoice from Dedham Civic Pride for the sponsorship of a flower basket. Commissioner Radner confirmed that the Noanett Garden Club is working with Dedham Civic Pride to use native plantings and create pollinator pathways.
- Agent Brown is working with the Planning Department to create an RFQ to study the existing conditions at Wigwam Pond.

Commissioner Radner mentioned that she met with interested parties to discuss their potential plans for Dedham Common. In response to their questions about an irrigation system, she stated irrigating for a turf lawn was not ideal. She also informed them that disturbance of 1000 ft² of land would require a Major Stormwater Management Permit and encouraged the use of native plantings. She stated Joe Flanagan is currently working with Activitas to collect soil samples and may bring plans before the Commission in the future.

Commissioner Gauthier **motioned to adjourn**. Commissioner Radner seconded. All attending commissioners voted “aye.” The motion carried 4-0.

The meeting was adjourned at 9:59 PM.