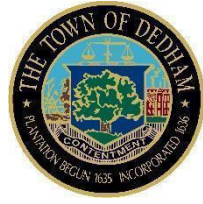


Stephanie Radner, Chair
Nathan Gauthier, Vice Chair
Tim Puopolo, Clerk
Leigh Hafrey, Associate
Bob Holmes, Associate
Erik DeAvila, Associate
Elissa Brown, Agent
Patrick Hogan, Asst. Agent



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TOWN OF DEDHAM CONSERVATION COMMISSION

Minutes of August 4, 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
Tim Puopolo, Clerk
Erik DeAvila

The following staff were also present:

Patrick Hogan, Assistant Agent

The following Commissioners were absent:

Leigh Hafrey
Bob Holmes

The following Applicants and/or Representatives were present:

Curt Young, Representative – 124 Quabish Road
Philip Basdekis, Applicant – 49 Jersey Street
Craig Cygawnoski, Representative – 49 Jersey Street
Margaret Bacon, Representative – 49 Jersey Street
Ruth Wisialko, Applicant – 177 Meadowbrook Road
Paul Lindholm, Representative – 177 Meadowbrook Road and 121 Whiting Avenue

Commissioner Radner called the meeting to order at 7:02 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. 124 Quabish Road – DEP #141-0593/MSMP 2022-01 – New Mixed-Use Development

Applicant: Joseph Federico, Jr., Route 1 Management
Land Trust LLC

Representative: Curt Young, Lucas
Environmental

Curt Young reported that the Planning Board will be discussing a draft Certificate of Action for this project on August 24. He anticipates the Planning Board issuing a permit for the project at their second meeting in September. The project team will seek the issuance of the Order of Conditions and the Major Stormwater Management Permit at that time. He added that he recently shared comments on the draft permits with Agent Brown and believes all comments will soon be resolved.

Commissioner Radner asked if the project team anticipates any changes to the project plan as a result of the Planning Board proceedings. Mr. Young denied.

Mr. Young requested that this item be continued to the next meeting. At that meeting, he will be prepared to discuss the draft permits.

Commissioner Radner asked Assistant Agent Hogan if the draft permits are likely to be ready for discussion at the 8/18 meeting. Assistant Agent Hogan confirmed.

Commissioner Radner opened the floor to the other commissioners and the public for comments. She received no responses.

Commissioner Radner **motioned to continue the hearing on DEP #141-0593 and MSMP 2022-01 to the meeting on 8/18**. Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." The motion carried 4-0.

1.2. 49 Jersey Street – DEP #141-0596 – Demolition and Re-Construction of Garage and Driveway

Applicant: Philip Basdekis

Representative: Craig Cygawnoski, RIM
Engineering

Commissioner Radner stated she has had conversations with Jessica Basdekis, the applicant, regarding native plants around town. This project has not been discussed, so this does not create a Conflict of Interest.

Craig Cygawnoski stated that the original filing has been updated to include the recently constructed patio and vinyl fence. A Major Stormwater Management Permit application has also been filed as the total disturbance caused by these additional projects and the proposed project exceeds the threshold. He stated that the proposed work still includes the removal of an existing garage within the 200' Riverfront Area and construction of a new garage wholly outside of Riverfront. A trench drain will be installed at a low point in the driveway to the front of the garage. Collected water will flow to a catch basin, which will flow to a drainage swale.

Commissioner Radner asked if an application for a Major Stormwater Management Permit had been filed. Mr. Cygawnoski stated the applicant just dropped off the form earlier in the day.

Commissioner Puopolo noted a previous mention of a new chicken coop on the property. He asked if the coop had been added to the plans or if it had been removed. Philip Basdekis stated he had submitted an application to the Board of Health to allow the chickens. The application will be heard at their September meeting. Commissioner Radner asked if the coop will be within the Riverfront area. Mr. Basdekis denied. Commissioner Gauthier noted that the new coop and any associated impervious surfaces should be included on this application.

Commissioner Radner asked Assistant Agent Hogan for his recommendation. Assistant Agent Hogan stated that the Department generally felt comfortable with the design, but has not drafted any permits as they were awaiting the Major Stormwater Management Permit application, which was delivered this morning.

Commissioner Radner asked Assistant Agent Hogan if he anticipated any changes to the plan based on the hearing with the Board of Health. Assistant Agent Hogan stated that Agent Brown had submitted comments on the application to the Health Director. He believed Agent Brown was generally ok with the request, but she did submit some guidelines to be considered such as a maximum number of chickens.

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

Commissioner Radner stated that she had no further comments on the design, but would like to continue this item to the next meeting to consider the recently submitted Major Stormwater Management Permit application and to allow time for permits to be drafted and shared with the applicant.

Commissioner Radner **motioned to continue the hearing on DEP #141-0596 and MSMP for 49 Jersey Street to the meeting on 8/18**. Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

2. Violation Updates

2.1. 177 Meadowbrook Road

Paul Lindholm, representative for the property owners, stated he is in the process of completing a detailed survey of the property. At the completion of the survey, the existing conditions will be compared with the plan that was approved.

Commissioner Radner asked that the existing condition plan, a list of differences between existing and approved conditions, and a proposal from the owner detailing how these discrepancies will be addressed be submitted to the Commission once complete. Mr. Lindholm agreed.

Mr. Lindholm stated he would stay in touch with Agent Brown regarding the status of this work and plan to present the findings at a future meeting. Commissioner Radner agreed this was appropriate.

Commissioner Radner opened the floor to the other commissioners and the public for comments. She received no responses.

2.2. 121 Whiting Avenue

Paul Lindholm, representative for the property owners, stated test pit observations have been completed. A detailed survey is in progress and will be used to reconstruct the original conditions of the site for an after-the-fact Major Stormwater Management Permit filing. He added that erosion and sediment controls have been installed around the perimeter of the site.

Commissioner Radner opened the floor to the other commissioners and the public for comments. She received no responses.

Mr. Lindholm stated he would keep Agent Brown updated on the progress of this work and plan to submit a full Major Stormwater Management Permit application for a future hearing. Commissioner Radner agreed this was appropriate.

3. Minutes – 7/21/2022

Commissioner Radner **motioned to approve the minutes from 7/21/2022 as drafted**. Commissioner Gauthier seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 4-0.

4. Agent’s Report

Assistant Agent Hogan provided the following update:

- A Minor Stormwater Management Permit has been issued for a project at 69 Common Street.

Commissioner DeAvila **motioned to adjourn**. Commissioner Radner seconded. All attending commissioners voted "aye." The motion carried 4-0.

The meeting was adjourned at 7:42 PM.