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The Town of Dedham
Commonwealth of Massachusetts
Conservation Commission
26 Bryant Street
Dedham, MA. 02026

Dedham Conservation Commission - Meeting Minutes

Thursday, July 21, 2016, Dedham Town Hall- O’Brien Meeting Room

Members Present: Fred Civian (Chairman), Laura Bugay, Joseph Hickey, and Kristine Langdon.

Members Absent: Michael Williams, Joseph Smith and Andrew Tittler.

Mr. Civian called the meeting to order at 7:00 PM.

35 Meadow Street**–***NOI for an after-the-fact installation of a brick paver driveway (DEP # 141-0504)*

Agent Brown explained that the driveway footprint will be reduced to less than 1000 square feet. Also there is still a request for a fee waiver with the explanation of undue hardship so that the applicant may apply the money that would generally be paid to the Town to the restoration effort. Agent Brown reminded the Commission that the property was already developed when it was purchased by the current owners, and therefore they are fixing the previous owners actions.

Mr. Civian made a motion to waive the local bylaw fee, seconded by Ms. Bugay, UA.

Agent Brown recommended that an Order of Conditions be issued.

Mr. Civian made a motion to close the public hearing for 35 Meadow Street, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to issue an Order of Conditions for 35 Meadow Street as recommended by Agent Brown, seconded by Mr. Hickey, UA.

106 Washington Street**–***NOI for septic and stormwater improvements (DEP # 141-0503)*

Mr. Watsky addressed comments from the previous meeting by the Commission and Agent Brown. He confirmed that they would add quarterly sweeping.

Mr. Civian explained the Commission would need to determine whether they comply with Standard 7 and Standard 5 of the Stormwater Management Regulations.

Mr. Watsky informed the Commission that on July 18th Agent Brown sent a longer checklist of items for them to address.

Mr. Civian asked Mr. Watsky to demonstrate that this proposal meets the standards for redevelopment.

Mr. Watsky explained that with this proposal, they are picking up and infiltrating 100 percent of impervious surfaces that would otherwise run off to Mother Brook.

Agent Brown confirmed that the applicant provided a HydroCAD analysis and they more or less meet Standard 2.

Mr. Watsky explained that they would be making improvements to the site in that they are eliminating a failed septic system, eliminating sumps inside the building, and continuing to collect and direct roof runoff into a drywell.

Mr. Watsky explained that they did not propose resurfacing of the site as it would require regrading and he did not find it to be practicable.

Mr. Civian explained that applicants with redevelopment must improve existing conditions. He pointed out that the applicant is requesting credit for items that were already required by DEP.

Mr. Watsky reviewed the requirements of the order and reminded the Commission that they would be capping the discharge connection and providing quarterly sweeping.

Mr. Civian listed the improvements the Commission is interested in seeing.

Mr. Civian made a motion to table 106 Washington Street until the end of the meeting, seconded by Ms. Bugay, UA.

Informal Items

Agent Brown explained that Frank Holmes of Stantec would like to request a minor modification to 2 special conditions of the athletic and convocation center.

Mr. Holmes explained that they would like a relief from the requirement to have 1.5-2 inch double washed crushed stone as well as the requirement not allowing for filter fabric at the bottom of the system. He explained that they need to choose stone for leveling the system, and the porosity is most when the stone is the same exact size. The stone they plan to use is a very uniformly grated ¾ -inch double washed crushed stone. Also the manufacturer recommends filter fabric to prevent fine intrusion and also to offer additional infiltration.

Mr. Hickey confirmed with Mr. Holmes that it would not void the warrantee if they didn’t use filter fabric.

Agent Brown recommended that a minor modification be issued.

Mr. Civian approve minor modification request.

106 Washington Street-

Mr. Civian made a motion to take 106 Washington Street from the table, seconded by Ms. Bugay, UA.

Mr. Civian asked that the engineer demonstrate that the treatment train meets the 44% TSS removal requirement.

Mr. Watsky explained that the applicant is proposing to remove the trash along Mother Brook on the North side of the fence, to remove various debris and auto parts from the site and to direct the tenant to remove the junk vehicles from the fence line. They will also put the hazardous waste cabinet on the uphill side on the ramp.

Ms. Bugay commented that she thinks this proposed clean up would help them meet the requirement to improve existing conditions.

Agent Brown thinks what has been discussed will be acceptable.

Mr. Civian explained that the Commission feels the proposal meets the requirements as it was described tonight, but they will need to receive the new updated plans to issue approval.

Ms. Bugay made a motion to continue 106 Washington Street until August 4th, seconded by Mr. Hickey, UA.

Kristine Langdon was thanked for her service to the Commission. She had informed the Commission that she will be resigning from her position early.

Mr. Civian made a motion to adjourn at 8:25 PM, seconded by Ms. Bugay, UA.