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| The Town of Dedham Commonwealth of Massachusetts Conservation Commission 26 Bryant Street Dedham, MA. 02026 |  |
| Conservation Commission - Meeting Minutes  Thursday, September 22, 2016, Dedham Town Hall- Lower Conference Room  Members Present: Fred Civian (Chairman), Laura Bugay, Joseph Hickey, Joseph Smith and Andrew Tittler.  Members Absent: Michael Williams  Mr. Civian called the meeting to order at 7:00 PM. |  |

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 October 6th, seconded by Ms. Bugay, 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 confirmed with the DWWD representatives that they have read and agree to the conditions that were proposed by Agent Brown.

Mr. Civian made a motion to issue an Order of Conditions for 538 Bridge Street as recommended by Agent Brown, seconded by Mr. Tittler, UA.

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

Dan Bradford was present and explained that the site was staked on Saturday.

He also mentioned a community meeting that was scheduled separate from the Conservation Commission process.

Agent Brown commented that is it mainly stormwater that needs to be further evaluated; the wetland concerns have been addressed.

Agent Brown suggested that Commissioners who have not yet visited the site do so at their convenience.

David Roberts, Chair of the SBRC, asked the Commission to email any information they would like to share such as peer review comments to with the public to Michael Welch, and he will get the information out to the email list.

Mr. Civian made a motion to continue 1100 High Street until October 6th, seconded by Mr. Tittler, UA.

7:15 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) and Stormwater Permit for a new 2-family residential dwelling (SWP 2016-16)*

Paul Lindholm was present for the hearing.

Agent Brown explained that there is an issue with the applicant meeting the standards for redevelopment.

Mr. Civian asked Mr. Lindholm how he can demonstrate to the Commission that the requirements have been met to the maximum extent practicable for recharge for water quality.

Mr. Lindholm read through the requested items from the Agent and explained which he agrees or disagrees with and why.

Mr. Civian commented that while Mr. Lindholm is claiming that they are meeting the standards it appears that some of the standards have not been met, for example, the need for 2 inch containment.

Mr. Lindholm responded that the standard for 2 inches that Mr. Civian is referring to is not written anywhere in the rules.

Agent Brown responded that it is written in the permit application. Agent Brown explained that she does not agree with Mr. Lindholm’s interpretation of section 6 as she does not think that only applies to when you are installing a system.

Mr. Tittler asked if the stormwater system is a practicable addition to the project. Mr. Lindholm responded that it is not. Mr. Tittler added that Mr. Lindholm would need to explain why not.

Mr. Civian expressed concern that the applicant is not recharging the roof runoff and not doing enough to meet maximum extent practicable.

Mr. Lindholm explained how they are complying with most standards fully.

Bob Aldos, an abutter and Planning Board member, explained that the homeowner took down the old house, and they are reducing run off. The homeowner is responsible as he plows his own private road instead of asking the Town to take it on. He feels the Commission and the Engineer are fighting over some language/words when they should be just doing the right thing. Mr. Aldos suggested that the Commission give the applicant permission to put up the building.

Mr. Civian explained to Mr. Aldos and the public that the reason for all of the words is to uphold environmental protection in Town; we drink the water that is runoff.

Mr. Tittler confirmed with Agent Brown that with regards to the wetland portion of the application, the project is not likely to adversely affect the wetland. The concerns are with stormwater aspects of the proposal.

Mr. Civian made a motion to continue 87 Pine Street until October 6th, seconded by Mr. Tittler, UA.

James Halpin, Riverbend – *7 Burgess Lane– Notice of Intent for animal shelter (DEP #141-0507)*

Susan Harrington was present from GCG representing James Halpin the homeowner. Project Designer Eric Wong was also present.

Ms. Harrington explained that work is being proposed within 100 feet of a wetland, which is located downhill of the site. Existing and proposed conditions were described. Mr. Harrington explained the use of the proposed structure is for a dog kennel.

David Schwimmer, a direct abutter of the property expressed interest in ensuring that the ecology of the wetlands is not interrupted by the proposal.

Laney Schwimmer had questions with regards to barking dogs, and where the dogs would be able to run and exercise. She also questioned the kind of dogs that would be at the shelter.

Ms. Harrington explained that her understanding is that this is a rescue with many types of dogs, and they would have space to run outside.

Agent Brown confirmed with the Commission that there would be no need for a peer reviewer for this application.

Mr. Civian made a motion to continue 7 Burgess Lane until October 6th, seconded by Mr. Tittler, UA.

725 Providence Highway– *Notice of Intent for a fast food restaurant (DEP #141-TBD)*

David Webster of Federal Realty was present with Brendan Mullaney of Beals and Thomas. Mr. Mullaney explained that this proposal is a new building for Panera Bread. There will be no new structures within riverfront.

Ms. Bugay commented that they will need to consider adding infiltration to the site for stormwater.

Mr. Civian commented that they also need to show that the proposal meets the standards in the stormwater handbook.

Mr. Tittler commented that the dumpster is located close to the wetland. Mr. Webster responded that they were told by the Planning Board to take the dumpster off of Route 1.

Ms. Bugay commented that no dumpster should be placed within 100 feet of the buffer zone per the Town’s bylaw.

Mr. Civian asked for a writin description of any work that is being proposed in the riverfront area.

Agent Brown recommended that a 3rd party review be compelted for stormwater review. She is estimating $2,000 will be needed from the applicant.

David Adams, of 570 Washington Street, asked why they are interested moving the location of the Panera to the new proposed location. Mr. Webster explained that Panera wants to have a drive through, and this is also an under-utilized part of site that can be addressed by this proposal.

Mr. Adams commented that it seems that if you are going to do a drive through, this is the worst place to put it on the site from a wetlands perspective.

Mr. Civian made a motion to request $2,000 from the applicant to fund a third party review, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to continue 725 Providence Highway until October 6th, seconded by Ms. Bugay, UA.

Informal Discussion

Agent Brown informed the Commission that she issued an administrative approval for the removal of 2 trees upland of the bank, at 49 Hamilton Ave.

Agent Brown also informed the Commission that she issued a Minor Stormwater Permit for 105 Rustcraft Road.

Agent Brown explained that the new application forms for major and minor stormwater permits were sent around and people seem to be comfortable with them.

Mr. Tittler made a motion to adjourn at 9:45 PM, seconded by Ms. Bugay, UA.