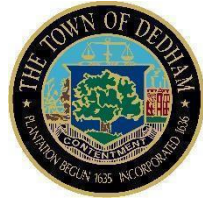


Stephanie Radner, Chair
Nathan Gauthier, Vice Chair
Tim Puopolo, Clerk
Erik DeAvila, Associate
Anne Gotay, Associate
Leigh Hafrey, Associate
Bob Holmes, Associate
Elissa Brown, Agent
Patrick Hogan, Asst. Agent



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TOWN OF DEDHAM CONSERVATION COMMISSION

Minutes of December 1, 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 (arrived during item 2.1)
Anne Gotay
Leigh Hafrey
Bob Holmes

The following staff were also present:

Elissa Brown, Agent

The following Commissioners were absent:

The following Applicants and/or Representatives were present:

Walter Conte, Applicant – 15 Belknap Street
Scott Henderson, Representative – 15 Belknap Street
Elizabeth Geisinger, Applicant – 1105 East Street
Marissa Hannon, Applicant – 1105 East Street
Antonio Reda, Applicant – 159 High Street
Gregory Morse, Representative – 159 High Street

Commissioner Radner called the meeting to order at 7:00 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. Public Comment

There were no comments from members of the public.

2. New Applications

2.1. 15 Belknap Street – MSMP 2022-20 – Reconstruction of Two Two-Family Dwellings

Applicant: Belknap Street Irrevocable Trust
of 2009, Walter Conte, Tr.

Representative: Scott Henderson, Henderson
Consulting Services

Scott Henderson, representative for the project, stated the site currently houses two two-family structures. He stated there are currently no stormwater facilities on the site, so all runoff is directed toward Belknap Street as surface flow. The project proposes to demolish and rebuild the existing two-family structures in approximately the same locations. The common driveway will remain, but there will be new curb cuts for access to the dwelling in the front. A new parking area will be installed for the rear building. Both buildings will have decks for each dwelling unit. There will be minor grading at the rear of the property, but it will not impact the wooded area. Construction for the front building will include a trench drain to capture runoff from the driveway, which flows to a deep sump manhole and precast leaching chambers below the driveway. Roof runoff from the building will be directed to the chambers, as well. Construction for the rear building will include two catch basins capturing runoff from the driveway and parking area. The catch basins and all roof leaders will direct runoff to a separate subsurface infiltration system. Utility conflicts limit the placement of the catch basin in the common driveway, so runoff from approximately 1000 ft² of the driveway will not be captured. To account for the runoff that is not being captured, the subsurface systems have been upsized beyond the 2" volume retention requirement. The project will result in a net increase of approximately 405 ft² of impervious area.

Commissioner Radner asked how the common driveway is classified. Mr. Henderson stated the common driveway is named Finn Place, but it is basically just an easement granted to the other houses on the driveway. Commissioner Radner stated she was unsure if capturing the runoff from this area was required as part of the project since it is an easement.

Commissioner Radner asked if the properties in the area currently experience excessive runoff or basement inflow during major storm events. Mr. Henderson stated he is not aware of any drainage concerns currently.

Agent Brown stated the project is unusual as it's a 4-unit development and the provided watershed analysis included surrounding properties. Unusual technical aspects of this project make the review difficult, so she suggested the Commission may wish to have a peer review of the proposal. She also noted that a waiver may be needed for a test pit in the area of the subsurface system for the front building. She noted that the test pit area is currently obstructed by the existing building, but a waiver could be requested stating that a test pit will be completed as soon as the building is demolished.

Commissioner Radner asked if the two new structures will be under common ownership or if an HOA maintenance agreement will be needed. Mr. Henderson stated the structures are intended to remain under common ownership as rental properties.

Commissioner DeAvila noted that the area has a lot of ledge that could cause issues, particularly with the front subsurface system. Mr. Henderson confirmed a test pit could be completed as soon after demolition as possible to confirm the feasibility of the front infiltration system.

Commissioner Hafrey asked if there has been any flooding on Belknap during heavy storm events. Mr. Henderson stated the Engineering Department did not mention any particular flooding issues during his conversation with them.

Commissioner Radner asked if Mr. Conte had any comment regarding drainage issues in the area. Mr. Conte stated they have not had any flooding issues in the existing structures, but the neighboring driveways do produce significant runoff onto the common driveway.

Commissioner Radner noted the technical items mentioned by Agent Brown and concurred that a peer review was warranted. Mr. Henderson agreed to work with a peer reviewer to address any questions or issues. Mr. Conte confirmed he was amenable to the peer review process.

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

Commissioner Radner **motioned to request \$3,000 from the applicant for a peer review of the project.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 7-0.

Commissioner Radner **motioned to continue the hearing on this item to the meeting on 1/5/23.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 7-0.

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

3.1. 1105 East Street – DEP 141-0604/MSMP 2022-17 – UBA Restoration and Dog Play Area Construction

Applicant: Marissa Hannon, Doggy Dates LLC

Ms. Hannon stated a profile drawing of the surfacing in the dog relief area had been submitted. One-half inch of Earth-Blanket material will be covered with 2”-3” of wood chips in the relief area, which will be located outside of the buffer zone.

Agent Brown noted several waivers were included in this proposal. They include waivers for submitting the following: stormwater drainage calculations, a stormwater management plan report, an operations and maintenance (O&M) plan, and a stormwater management site plan. A waiver for the minimum UBA around the isolated wetland has also been requested.

Commissioner Radner asked if the operation continues during winter and, if so, asked how snow is managed on the site. Ms. Hannon confirmed and stated snow is not removed from the play area, but is plowed from the parking area. Commissioner Radner asked where the plowed snow is typically stored. Ms. Geisinger stated she noticed last winter the plow drivers typically piled snow near the building. Commissioner DeAvila asked if snow removal is coordinated by the landlord. Ms. Geisinger declined and stated they are responsible for removing snow from the portion of the property they are using. Commissioner Radner asked that the snow storage area be shown on the plan or a description be provided in writing.

Commissioner Gauthier stated he would not be in support of waiving an O&M plan as they are proposing to manage stormwater pollution through O&M. Agent Brown stated she could add a special condition that requires the applicant to replace the surface materials quarterly, which is the management strategy they have proposed. Commissioner Gauthier agreed this was acceptable.

Commissioner Radner asked if the project team had reviewed the draft permits. Ms. Hannon confirmed and requested no changes.

Commissioner Radner **motioned to close the public hearing for DEP 141-0604 and MSMP 2022-17.** Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 7-0.

Commissioner Radner **motioned to approve waivers for the submission of drainage calculations, a stormwater management plan report, and a stormwater management site plan.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. Commissioner Gotay abstained as she was not a sitting commissioner when this item was introduced. All other attending commissioners voted “aye.” The motion carried 6-0 with one abstention.

Commissioner Radner **motioned to approve a waiver for enforcement of the minimum undisturbed buffer area around the isolated wetland on the site.** Commissioner Holmes seconded. Commissioner Radner led a roll call vote. Commissioner Gotay abstained as she was not a sitting commissioner when this item was introduced. All other attending commissioners voted “aye.” The motion carried 6-0 with one abstention.

Commissioner Radner **motioned to issue the Order of Conditions for DEP 141-0604 and MSMP 2022-17 with the addition of special conditions requiring snow storage near the building and requiring the surfacing materials to be replaced quarterly.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. Commissioner Gotay abstained as she was not a sitting commissioner when this item was introduced. All other attending commissioners voted “aye.” The motion carried 6-0 with one abstention.

4. Request for Modification

4.1. 159 High Street – MSMP 2021-11 – New Multi-Family Dwelling

Gregory Morse, representative for the project, stated the requested modification includes the relocation of a subsurface infiltration system and the use of pervious pavement instead of asphalt. The project team has worked with the Commission’s peer reviewer and Mr. Morse believes all of the reviewer’s comments have been addressed in the most recent design.

Commissioner Radner agreed that the peer reviewer is satisfied with the current design, but asked if a waiver was needed for the subsurface system since it is within 10’ of the property line. Agent Brown confirmed, but added that the peer reviewer felt waiving this requirement was acceptable.

Commissioner Puopolo asked how often the pervious pavement would be cleaned and maintained. Mr. Morse stated the O&M plan required monthly cleaning. Commissioner Puopolo stated that was acceptable.

Commissioner Radner **motioned to approve the requested modification for MSMP 2021-11.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 7-0.

5. NOV Updates

5.1. 177 Meadowbrook Road – Dog Fence Update

Agent Brown stated the Commission had previously asked that the owner move the temporary dog fence to immediately adjacent to the patio. She displayed a picture showing the fence has been moved, but extends into the grassy area away from the patio. According to the original plan, plantings were supposed to be included in the grassy area now enclosed by the fence. She asked if this placement was in line with the Commission’s direction.

Commissioner Radner asked if the fence was outside of the Undisturbed Buffer Area (UBA). Agent Brown stated she could not tell from the submitted photo. Commissioner Radner stated more details regarding the fence’s current location were needed from the owner to determine if this fence placement was acceptable.

Commissioner DeAvila agreed that the fence’s location relative to the UBA was needed. He also noted evidence of leaf removal and fall cleanup occurring outside of the fenced area.

Commissioner Puopolo indicated the current fence placement was not as close to the patio as he had imagined it would be.

Commissioner Radner asked if the temporary fence would be replaced with a permanent fence. Agent Brown wasn’t sure, but stated she thought the applicant would eventually like to have a permanent fence.

She noted that a fenced yard would likely interfere with the plantings that were originally proposed in this area.

Commissioner Radner asked that Agent Brown communicate the need for more information to the owner. Agent Brown agreed. She added that the owners are still supposed to submit a full restoration plan this winter for implementation in the spring.

6. Minutes – 11/3/2022 and 11/17/2022

Commissioner Radner stated the minutes were acceptable, but noted that in the 11/17 minutes the word “sewed” was used instead of “sowed.”

Commissioners DeAvila, Puopolo, and Gotay also stated they had reviewed the minutes and had no requested changes.

Commissioner Radner **motioned to approve the minutes from 11/3/22 and 11/17/22 as drafted.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 7-0.

7. Agent’s Report

Agent Brown provided the following updates:

- Commissioner Holmes’s term has expired. She will ask the Assistant Town Manager to post the vacancy as soon as possible.
- A community meeting regarding Wigwam Pond will be held on December 10th. Commissioner DeAvila read a letter from Michelle Tinger, Senior Planner, stating the purpose of the meeting, which revolves around creating better public access to Wigwam Pond. He encouraged anyone who is interested to attend. The meeting will be held at the Dedham Middle School and via Zoom on 12/10 from 10AM-12PM. Commissioner DeAvila also noted he is researching a grant that the Open Space and Recreation Committee could use to procure property for recreational use. Commissioner Radner noted that the Dedham Land Trust owns many of the parcels on the east side of the pond and suggested they be contacted as the working group considers recreational opportunities at Wigwam Pond.
- The Dedham Land Trust has reportedly purchased 399 West Street.
- An Administrative Approval has been issued for the removal of a tree limb at 163 Riverside Drive.
- The NOI for the extension of the dock at Town Landing has been submitted to the DEP and will be on the agenda for the 12/15 meeting. Agent Brown has also confirmed that she will have to re-file a Chapter 91 application once the NOI has been approved by the Commission.

Commissioner Gauthier **motioned to adjourn.** Commissioner Radner seconded. All attending commissioners voted “aye.” The motion carried 7-0.

The meeting was adjourned at 8:21 PM.