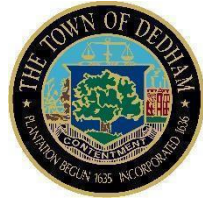


Stephanie Radner, Chair
Nathan Gauthier, Vice Chair
Tim Puopolo, Clerk
Erik DeAvila, Associate
Anne Gotay, Associate
Leigh Hafrey, Associate
Elissa Brown, Agent
Patrick Hogan, Asst. Agent



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TOWN OF DEDHAM CONSERVATION COMMISSION

Minutes of December 15, 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
Tim Puopolo, Clerk
Leigh Hafrey
Erik DeAvila
Anne Gotay

The following staff were also present:

Elissa Brown, Agent
Patrick Hogan, Assistant Agent

The following Commissioners were absent:

Nathan Gauthier, Vice Chair

The following Applicants and/or Representatives were present:

Stephen Kenny, Applicant – 27 Martin Bates Street
Brian Nelson, Representative – 27 Martin Bates Street
Alex Gibson, Applicant – 132 Jefferson Street (aka 392 Mt. Vernon Street)

Commissioner Radner called the meeting to order at 7:04 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. Continued Applications (Applications Previously Opened to be Discussed Tonight)

2.1. 27 Martin Bates Street – RDA 2022-08/MSMP 2022-16 – Residential Site Improvements

Applicant: Stephen Kenny Representative: Robert Gemma, MetroWest Engineering, Inc.

Brian Nelson, representative for the project, stated a full hydrology study has been completed for the project. He stated the plans have been revised to include a shallow stormwater detention basin in the northwest corner of the property. The existing drywell and proposed new drywell are still included on the southern side of the property. All stormwater measures together exceed the required storage capacity. Mr. Nelson stated the new subsurface system has also been raised to allow more than 2' of separation to groundwater, so the previously requested waiver was no longer needed. He added that the hydrology study verifies that the proposed controls provide a significant reduction in runoff rate and volume from the site.

Commissioner Radner noted the accessory parking area was previously labelled as constructed from pervious pavers. She asked if that had changed. Mr. Nelson stated the owner has not decided how he will construct the parking area, so it was modeled as an impervious surface.

Commissioner Radner noted that if any additional structures such as a deck or patio are added to the parcel in the future, a new application would be needed. Mr. Nelson stated that, as proposed, the property would be very near the 25% lot coverage limit for the aquifer protection district, so it's likely any additional work would require special permits and approvals.

Commissioner Radner asked if the detention basin will be covered by grass. Mr. Nelson confirmed.

Commissioner Hafrey noted that the cemetery can is often soggy. He asked if the project team anticipates competition for drainage from this area. Mr. Nelson stated that runoff from the cemetery primarily discharges to the street and not to Mr. Kenny's property.

Commissioner DeAvila asked that as-builts be provided after construction. Mr. Nelson agreed this was acceptable and suggested it be included as a condition in the permit. Agent Brown confirmed a stamped as-built was required as a condition.

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

Commissioner DeAvila **motioned to close the public hearing for this item.** Commissioner Radner 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 4-0 with one abstention.

Commissioner Radner **motioned to issue a Negative Determination of Applicability and MSMP 2022-16 as drafted.** 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 4-0 with one abstention.

2.1. 392 Mt. Vernon Street (aka 132 Jefferson Street)–MSMP 2022-19 – New Single-Family Dwelling

Applicant: Alex Gibson

Mr. Gibson stated the site has officially been designated as 132 Jefferson Street. He stated the Commission expressed support of the current design at the last meeting via straw poll and no changes have been made since.

Commissioner Radner stated she had no further questions, but added that if any patios or decks are added in the future, a new application would be required. Mr. Gibson understood.

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

Commissioner Radner asked if the buildability of the lot had been verified by the appropriate Town officials. Mr. Gibson confirmed the Planning Board had provided the necessary approval.

Commissioner Radner **motioned to close the public hearing for this item.** Commissioner Puopolo seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 5-0.

Commissioner Radner **motioned to issue MSMP 2022-19 as drafted with the addition of a condition requiring Commission approval for future patios.** Commissioner DeAvila seconded. Commissioner Radner led a roll call vote. All attending commissioners voted “aye.” The motion carried 5-0.

3. New Applications

3.1. Town Landing Canoe Kayak Launch – DEP #141-TBD

Applicant: Town of Dedham Representative: Elissa Brown

Commissioner Radner noted a DEP number has not yet been issued for this item.

Agent Brown stated that the existing handicap-accessible dock at Town Landing does not reach the water during dry months. This application proposes to add a 5’ section of dock on the bank side and a 12’ section of dock on the water side to bring the total dock length from 37’ to 54’. Agent Brown stated the DEP is currently in the process of moving offices and has not been able to issued a DEP number yet. She stated that if the Commission approves of this application, the next step is a Chapter 91 application. Agent Brown has also spoken with the Parks and Recreation Department who have confirmed they have the funds needed to complete the project.

Commissioner Radner asked if the new dock sections will be similar to the existing sections. Agent Brown confirmed.

Commissioner DeAvila stated he believes adding these sections could also prevent the public from disturbing the exposed riverbed while trying to access the river during dry periods.

Commissioner Puopolo expressed support for this application, stating that this proposal would both help the riverfront and increase public access to the river.

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

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

4. Minutes – 11/3/22 and 11/17/22

Both sets of minutes had been approved at the previous meeting and no new minutes were prepared, so no actions were taken.

5. Agent’s Report

Agent Brown provided the following updates:

- The Parks and Recreation Department is considering the installation of a kayak share system that will allow users to unlock and borrow a kayak via an app. They were curious if the Commission would be willing to allow such an installation at the Dolan Center.

Commissioner Radner commented that this would constitute work within Riverfront, so she could have concerns depending on the type of installed surface. She asked if the installation would be impervious. Agent Brown stated the example system has a solid roof, but would not be built on a concrete pad.

Commissioner Hafrey asked if it could be installed at the edge of the existing pavement. Agent Brown stated this was a potential solution and said she would mention it to them.

Commissioner DeAvila asked if a new surface will be installed as a kayak launch as well, commenting that he would be concerned if increased use would trample vegetation in the Riverfront. Agent Brown stated a gravel launch currently exists and would likely be used by the public.

Agent Brown stated that the Department of Parks and Recreation will submit an application if they wish to pursue the installation.

Commissioner Puopolo commented that installing multiple stations along the river and leaving unoccupied cages would allow for 1-way trips.

Commissioner Radner commented that she has seen several bikes from similar bike share programs vandalized and improperly discarded down banks and in hard-to-reach areas. She mentioned that the Commission should consider whether the managing company retrieves improperly discarded and vandalized equipment when the application is submitted.

- The vacancy for Bob Holmes's expired term and the two alternate positions has been posted.

With regard to the interaction of the Open Space and Recreation Committee and the Conservation Commission, Commissioner Radner mentioned that she would be interested in the creation of a requirement stating that one sitting Commissioner must be an engineer. She noted the Open Space and Recreation Committee has such a requirement and asked who she should contact to discuss this possibility. Agent Brown stated she would mention it to the Town Manager and get their guidance. She also commented that there has been some discussion about the possibility of folding the Open Space and Recreation Committee into the Conservation Commission to make the Commission's work more attractive to volunteers.

Commissioner Radner stated her main concern with this plan was the responsibility the Commission would have to write and maintain the Town's Open Space Plan. Additionally, she asked if the Commission would need to have additional meetings to discuss Open Space matters during busy times when the agenda is full of applications. Agent Brown stated she envisioned the Commission using sub-committees to address Open Space issues as they arose. She also noted that a 3rd party could be hired to write the Open Space Plan as needed, provided the expense was budgeted and approved at Town Meeting. Agent Brown stated this idea will be discussed with the Open Space and Recreation Committee at their next meeting.

- Commissioner DeAvila stated there was a good turnout at the Wigwam Pond Advisory Committee's Public Meeting. The Committee received good input and will be incorporating it into their work.

Commissioner Hafrey **motioned to adjourn**. Commissioner DeAvila seconded. All attending commissioners voted "aye." The motion carried 5-0.

The meeting was adjourned at 7:55 PM.