|  | The Town of Dedham  Commonwealth of Massachusetts  Conservation Commission  26 Bryant Street  Dedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, April 17, 2014, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Kristine Langdon, David Gorden, Brian McGrath and Sean Hoxie.

Members Absent: Andrew Tittler

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

450 Sprague Street- *Notice of Intent from the Town of Dedham Engineering Department for the development of a multi-use recreational facility on the 25 acres of land formerly known as the Striar property, located at 450 Sprague Street. (DEP# 141-0466)*Continued from March 20th

Bob Scheffel, an abutter located at 197 Tower Street, commented that the Town is already working at this location within ten feet of the brook. Agent O’Connell confirmed that the Conservation Commission had previously given permission for exploratory work related to the Manor Fields project. Mr. Scheffell added that the isolated wetland is getting larger and he measured it to be 600 feet around. In addition to this he added that in the past a path was cut without permission, and in the last week a truck dumped raw sewage.

Mr. Civian made a motion to continue the hearing on 450 Sprague Street until May 1st at the applicant’s request, seconded by Mr. McGrath. UA.

7:08 PM- 370 Common St., Northeastern University – *Request for an amendment to an existing Order of Conditions from Northeastern University, to replace an existing running track around the new artificial turf field hockey field, as well as associated stormwater management. (DEP# 141-0448).*Continued from April 3rd

Mr. Civian made a motion to continue the hearing until May 1st as requested by the applicant, seconded by Ms. Bugay. UA

7:09 PM- MassDOT I-95/University Ave- *Notice of Intent from the Massachusetts Department of Transportation- Highway Division for improvements to the I-95 southbound ramp at University Avenue. (DEP# 141-0464)* Continued from April 3rd.

Mr. Civian made a motion to continue the hearing on the Mass DOT I-95/ University Avenue southbound ramp until May 1st, seconded by Ms. Bugay. UA

7:10 PM- 61 Solaris Road- Request for an extension to Order of Conditions for DEP 141-0437, including an amendment to the plan with two changes to the approved plans.

Brandon Halliday, the owner and builder, was present for the hearing. He explained that they would like to expand the approved footprint of the house and garage.

Mr. Civian asked if the stormwater infiltration system has sufficient volume to handle the extra runoff. Mr. Civian suggested that the applicant be able to move forward pending a letter from Paul Lindholm with the stormwater calculations and a revised plan.

Mr. Civian made a motion to approve the extension until August 19, 2016 and to authorize the two proposed changes subject to the Conservation Agent’s verification that there is sufficient volume to handle the additional impervious square footage, seconded by Mr. McGrath. UA

 7:22 PM- 750 Providence Highway- *Notice of Intent from David Spiegel for the redevelopment of a 7.5 acre parcel containing a freestanding retail building and 28 additional parking spaces while filling and replicating an area of Bordering Vegetated Wetlands (DEP# 141-0465)* Continued from April 3

Mr. Civian explained that the applicant has asked for a continuance until May 1st.

Agent O’Connell informed that during a meeting with the applicant this morning, the applicant’s representative requested that Agent O’Connell ask the Commission’s preference on whether they should continue with what they have been doing in replicating the land under waterbody based on square footage, or if they should instead take a step back and really look at the big picture to determine if there is a way to replicate wetland and restore the area without focusing on the square footage.

Mr. McGrath agreed that the applicant should look at the big picture and prepare alternatives.

Agent O’Connell commented that she thinks the applicant is asking for a lot. She commented that a little more thought might produce an end product to protect the resources.

Sean Hoxie asked what the applicant could really do to go above and beyond in this situation.

Mr. Civian responded that the applicant is required to consider Low Impact Development.

Agent O’Connell commented that the way that water body looks today is because of a lack of maintenance. She would rather see something that requires less maintenance since there is an ongoing issue with maintenance not occurring within projects around town.

Mr. Civian agreed that the engineers should prepare alternatives for the May 1st hearing.

Mr. McGrath commented that while their current proposal might look good on paper, he didn’t think the Commission would have an easy time saying that the current proposal upholds the Wetlands Protection Act or to approve the project as is. He would like the applicant to consider the long-term.

Ms. Bugay commented that she doesn’t think the applicant has considered making the footprint smaller which is a Low Impact Development technique. She also inquired as to whether or not they have a wetland scientist on staff.

Agent O’Connell commented that the Wetland Scientist is Paul McManus from Eco-Tec. She walked site with him and thinks he will be more involved when they come back to the Commission. Agent O’Connell commented that she is hoping for plans that show the whole site and give an overview involving more of the area around the property.

Ms. Langdon commented that with regards to the proposed green roof, she would rather see plants on the ground in their natural state. She also commented that she would like to see this project better integrated with the Wigwam watershed.

Mr. Gorden commented that he would like to see some other options.

Mr. Civian commented that he would like to see the applicant show better integration with the Wigwam watershed. He would like the applicant to consider what it would look like in 20 years in the interest of the Wetland Protection Act and urges that the applicant use the expertise of a wetland scientist to make these considerations. Mr. Civian commented that he does not know if the existing project is approvable or not as designed.

Mr. Civian made a motion to continue the hearing on 750 Providence Highway until May 1st, seconded by Mr. McGrath. UA

7:45 PM- 203 Meadowbrook Rd- *Request for extension of Stormwater Management Permit # 2011-10*

Agent O’Connell recommended that the extension to the permit be approved for three years until 4/21/17.

Mr. Civian made a motion to approve the extension of SWP 2011-10 until 4/21/17, seconded by Ms. Bugay. UA

7:50 pm- 58 Garfield Road- *Request for a Stormwater Management Permit from Walter Sybertz for the construction of a single family home at 58 Garfield Road. (SWP 2014-05)*

Agent O’Connell explained that this SWP is straight forward and the driveway and roof runoff to a single infiltration system with a trench drain. Agent O’Connell made the recommendation that the Stormwater Management Permit be issued.

Mr. Civian made a motion to issue the Stormwater Management Permit with the standard conditions of approval as recommended by Agent O’Connell, seconded by Mr. McGrath.UA

7:55 PM- 65 Gibson Ave- *Request from Supreme Development for a Certificate of Compliance for 65 Gibson Avenue (DEP 141-0461)*

Agent O’Connell informed the Commission that the berm in the rear of the property was supposed to be 15 inches high. Agent O’Connell explained that there is a visible berm, but it is not easy to determine its height. Agent O’Connell reminded the Commissioners of their concern with the steep slope at the back of the lot, and the possibility of it eroding if the berm was not high enough. Agent O’Connell added that the applicant has a closing tomorrow is willing to do whatever it takes to correct the issue. Agent O’Connell confirmed that a Partial Certificate of Compliance would allow a Certificate of Occupancy to be issued.

Mr. Civian made a motion to issue a Partial Certificate of Compliance as recommended by Agent O’Connell. It was voted 4-1. Mr. Civian was opposed, and Mr. Hoxie abstained. Mr. Civian explained that the berm will need to be fixed to make it 15 inches high. A final Certificate of Compliance can be issued only once the berm height is fixed.

8:09 PM - 252 Central Ave- *Request for a Stormwater Certificate of Compliance*

Agent O’Connell recommended that a Stormwater Certificate of Compliance be issued.

Mr. Civian made the motion that the request for a Stormwater Certificate of Compliance be approved as recommended by Agent O’Connell, seconded by Ms Bugay. (Mr. Hoxie abstained). It was voted 5-0.

David Gorden informed the Commission that an engineering company wants to hire his company to delineate wetlands for their client in the town of Walpole. In the future this company plans to come to Dedham for a project. Mr. Gorden explained this in case there were any concerns of a conflict of interest and asked the commissioners for their feedback.

Mr. McGrath responded that there is at least a perceived conflict of interest.

Agent O’Connell suggested he talk to the attorney of the day. She added that if he were to fill out a disclosure form it might be enough.

Agent O’Connell informed the Commission that in the MACC newsletter she saw that two fundamental webinars are being offered at a fee. She asked the commissioners to let her know if they were interested in registering.

8:22 pm- Mr. Civian made a motion to adjourn, seconded by Ms Bugay. UA