|   | The Town of DedhamCommonwealth of MassachusettsConservation Commission26 Bryant StreetDedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, September 4, 2014, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Andrew Tittler, and David Gorden.

Members Absent: Sean Hoxie, Kristine Langdon, Brian McGrath

Mr. Civian called the meeting to order at 7:05 PM.

1020 High Street- *Stormwater Management Permit Application from Diane Patriarca for an 800 square foot patio in rear of existing house. (SWP 2014-16)*Continued from August 14, 2014.

Mr. Civian made a motion to continue the discussion on 1020 High Street until September 18th, 2014, seconded by Ms. Bugay, UA.

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 August 14, 2014.

No one was present to represent the project

Agent O’Connell explained the possibility of adding a condition for the development of a canoe/kayak launch on Wigwam. She explained that she did not have an estimate of what that might cost, so she left that blank.

Mr. Civian suggested that the amount be estimated, and that the condition include a “not to exceed number”.

Ms. Bugay commented that she thinks there needs to be a general scope of work. She asked Agent O’Connell if she could think back to any comparable projects and what those cost.

Mr. Tittler expressed concern that the Commission is looking for recreational access mitigation when he is not sure if they are affecting the recreational access in the areas where they are affecting the wetlands.

Mr. Civian commented that technically the recreational access to the Wigwam is closed off due to lack of stormwater maintenance.

Agent O’Connell commented that the Commission could consider asking the applicant to could do something more wetlands-related for mitigation.

Mr. Civian suggested it could be worded in the following way: “to utilize as mitigation at wigwam not to exceed $10,000”.

Mr. Gorden suggested that the condition also read, “subject to conservation agent/commission approval”

Mr. Tittler expressed concern that this discussion is occurring with the applicant not present. Agent O’Connell confirmed that draft conditions were distributed to the applicant’s representative and no comments were received.

Mr. Civian made a motion to issue an Order of Conditions for 750 Providence Highway with the recommended conditions of approval, with a change to #7 to read “sum not to exceed $10,000”, seconded by Ms. Bugay.

Ms. Bugay commented that she thinks it should be for more money. She suggested $15,000.

Ms. Bugay made a motion to change the sum not to exceed amount from $10,000 to $15,000, seconded by Mr. Gorden. It was voted 3-1 (Mr. Tittler opposed)

7:40 PM- Rustcraft Road Kiss and Ride- *Request for Determination of Applicability from the Town of Dedham Engineering Department for the construction of a pull-off area for motorists to utilize adjacent to the MBTA Commuter Rail- Dedham Corporate Center Station on Rustcraft Road. (RDA 2014- 08)*

Jason Mammone, Director of Engineering, was present. He explained that the state is offering funding for a limited time and the Town plans to use it for the Kiss and Ride. At the same time, they plan to do drainage upgrades.

Ms. Bugay confirmed with Mr. Mammone that hoods would be installed on the new catch basins.

Mr. Gorden asked about the proposed wells on plan. Mr. Mammone responded that the wells would be involved in a future project, but are not a part of this proposal.

Agent O’Connell recommended that a Negative Determination of Applicability with conditions be issued.

Mr. Civian made a motion to issue the Negative Determination of Applicability with conditions as recommended by Agent O’Connell, seconded by Mr. Tittler, UA.

7:56 PM- 1056 East Street – *Notice of Intent from Supreme Development for a three lot residential subdivision, including a roadway, utilities, grading, stormwater management and the construction of three new dwellings within 100’ of a Bordering Vegetated Wetland. (DEP # 141- 0469)* Continued from August 14, 2014.

Mr. Civian made a motion to continue to September 18th, seconded by Ms. Bugay, UA.

7:57 PM 19 Court Street- *Stormwater Management Permit Application from Oxbow Partners LLC for the renovation of the existing building and site with six residential units and 9 parking spaces (6 covered, 3 open) at 19 Court St. (SWP 2014-17)*

James Devellis was present with Peter Smith to discuss the project.

Agent O’Connell commented that she would like to have more specific information on the plantings.

Mr. Smith explained that with this being a historic property, at the last Town meeting a Historic Overlay District Was created to allow this to be transformed into a six unit building.

Mr. Civian explained that he would like to see more information on the rain garden planting plan, limits of work, erosion control detail, and detail on pervious pavement.

Mr. Civian informed the applicant that the Commission prohibits automated irrigation systems. He confirmed that there is a one year period where DWWD water can be used for new plantings to become established.

Mr. Civian made a motion to issue a Stormwater Management Permit with standard conditions, and the applicant should still provide a rain garden planting plan, limits of work, erosion control detail, and pervious pavement detail. This was seconded by Mr. Tittler. UA.

**8:24 PM-** Noble & Greenough- *Request for new original Stormwater Management Permit and a Certificate of Compliance (SWP 2013-02)*

Mr. Civian made a motion to issue a new Stormwater Management Permit and to issue a Stormwater Certificate of Compliance as recommended by Agent O’Connell, seconded by Ms. Bugay, UA.

Informal Discussion-

MWRA- Paul Rulla and Mary White were present informally to discuss preliminary plans to perform 2 borings within Mother Brook. Mr. Civian recommended that they notify the BOS, Parks and Recreation Commissioners, Mother Brook Community Group, and Precinct 3.

Agent O’Connell asked if this should be an RDA or NOI. The Commission agreed the more appropriate submission would be an NOI.

Mr. Gorden recommended that a curtain be used, and that the original fill not be replaced into the borings to avoid contaminants.

Meeting Minutes-

Mr. Civian made a motion to approve the meeting minutes from 4/17/14 with one edit, 5/15/14, 6/5/14, 6/19/14 and 7/24/14, seconded by Mr. Tittler, UA.

Mr. Tittler made a motion to adjourn at 9:00 PM, seconded by Ms. Bugay, UA.