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| Conservation Commission - Meeting Minutes *(Prepared By: Elissa Brown)*Thursday, April 6, 2017, Dedham Town Hall- Lower Conference RoomMembers Present: Fred Civian (Chairman), Laura Bugay, Andrew Tittler and Stephanie Radner Members Absent: Michael Williams, Joseph Smith, Joseph M. HickeyMr. Civian called the meeting to order at 7:07 PM. |  |
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|  | The Town of DedhamCommonwealth of MassachusettsConservation Commission26 Bryant StreetDedham, MA. 02026 |
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**124 Country Club Road, Dedham Country and Polo Club (DCPC)** (**Stamski & McNary – Rep)**– NOI for irrigation system improvements (DEP #141-0518). ) Mary Trudeau noted that ConCom reports for 2014-2016 were submitted and DCPC is working to close out old permits. She explained that the proposed new irrigation system would increase efficiency of water use, although the applicant could not tell if it would decrease water use. She stated that there would be no permanent impacts to wetlands, only temporary impacts for wetlands located within the existing golf course footprint.

The Commission discussed whether this project should be considered separately from a proposed but yet to be submitted application for irrigation pond dredging. Andrew Tittler commented that the legal decision was often based on whether the project had merit independent of other planned projects. The Commission determined that this project has independent utility and therefore it is independent of the future filing.

Fred Civian questioned whether the project met the performance standards and what, in addition, to meeting the standards, DCPC was doing to improve wetlands. DCPC mentioned that they were working with Audobon on a buckthorn replacement program. Stephanie Radner requested permission to access the potential vernal pool located on the property for certification purposes. DCPC said they would consider adding these two programs/requests to NOI 141-0518. They will submit documentation demonstrating that the project meets performance standards, can be reviewed independently of the proposed irrigation pond dredging, and that a appropriateness of a fee waiver. Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**122-124 Milton Street, Lorna Dempsey, Applicant (Leanne Jasset – Rep)** – RDA for the demolition of an existing multi-family residence (RDA 2017-03). Leanne Jasset, representing the applicant, explained that they filed an RDA because they believed the building was in a dangerous condition. They will be preparing an NOI for new construction, but it is not yet ready. Laura Bugay questioned whether the existing driveways would also be removed and whether there were adequate erosion and sediment controls for that work. Charles Valenza, the general contractor for the site, said that the driveway pavement would be removed and he would be willing to add additional controls. He also stated that the foundation would be removed. The Commission discussed whether this would open the applicant up to the requirement of new construction as “new development” rather than “redevelopment.” Laura Bugay said because this RDA was being proposed to address an emergency situation, that the Commission should consider the new NOI, when submitted, to be required to meet only re-development standards. Fred Civian made a motion to close the hearing, Laura Bugay seconded, UA.

Agent Brown was instructed to add Special Conditions that the erosion and sediment controls be maintained on the property until new construction is complete and that the plans be revised to show the additional controls proposed. Fred Civian made a motion to issue a Negative Determination with Special Conditions as amended. , Laura Bugay seconded, UA.

**43/49 Hillsdale Road, Luna Home c/o Patricia Ferreira, Applicant (Carlos Ferreira – Rep) –** MSMP for the development of two single family dwellings (MSMP 2017-03). Commissioner Tittler recused himself as he is an abutter. Carlos Ferreira, the engineer and builder for the project, proposed two SFDs on the two existing lots with a common driveway, detention basin between the two structures, and reduced and retained stormwater. Commissioner Civian questioned whether the project met infiltration standards and if not whether waivers from such standards had been requested. The applicant responded that he could meet infiltration standards by over-excavating, but that this created other drainage issues. Commissioner Radner requested that a plan be submitted showing the fill. The applicant was requested to provide a narrative explaining how the proposed work might change flow patterns, a construction phasing plan and proposed hours of operation for construction. Commissioner Bugay requested clarification as to whether the hydrologic calculations were compared to existing grades or sub-grades. Commissioner Civian stated that the plan must meet performance standards or that waivers be requested and that the requirements for a waiver be met. Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**370 Common Street (Track Improvement), Northeastern University, Applicant (Sasaki Assoc, Rep)** **–** Notice of Intent and MSMP for track improvements at the artificial turf field (DEP #141-0519, MSMP 2017-04). Trey Sasser, Sasaki Associates explained that Northeastern had previously been granted an OOC for the track but that the construction had not taken place and the OOC had expired. The new project is to replace the track by removing 18 inches of soil, and re-constructing it. In total, approximately 800 sf of new impervious surface will be added over the previous NOI. Stormwater from the new impervious surface could be accommodated in the existing stormwater system, which was designed to handle the stormwater for the proposed new track. Comissioner Civian questioned what Northeastern was doing to improve conditions at the site. Mr. Sasser said the university is considering converting the existing gravel drive to pervious asphalt. Agent Brown also suggested removal of Japanese Knotwood at the site. Northeastern will submit plans with proposed site improvements. Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**370 Common Street (Throwing Field), Northeastern University, Applicant (Sasaki Assoc, Rep) -** MSMP for construction of a new throwing field (MSMP 2017-05). Trey Sasser explained that the existing parking lot and shed would be removed and the grade would be raised to make a throwing field for discus, javelin, and hammer events, resulting in a reduction of approximately ¼ acre of impervious surface. This would require removal of approximately 96 trees that they would replace on a 1:1 basis, or 2:1 basis for shrubs. The Commission requested that the trees include blight resistant white pines or be a mixture of native species to avoid problems with white pine blister rust. The Commission requested that the applicant provide a check for $2,700 for 3rd party review of the stormwater management plans and a narrative with proposed changes to the site that would improve local conditions. Fred Civian made a motion to continue to April 20, 2016, Andrew Titler seconded, UA

**370 Common Street, Siddharth Pannir, Applicant -** RDA for pilot hydroelectric project (RDA 2017-02) in intermittent stream adjacent to Northeastern University field hockey field. Siddarth Pannir, a graduate student at Northeastern presented his plan to construct a very small hydroelectric demonstration project at the intermittent stream on the property. The work will be conducted as soon as possible after approval is provided. The anticipated duration of work is 5-6 hours of active testing. The equipment will be in place for 1 – 1½ months (and stored when not actively being used). Streamflow data for the period when work will be conducted is unknown, but the Applicant believes that based on the area of the stream and likely .75m/s velocity, the streamflow will be between 10 CFS and 15 CFS. The pump will divert 2 CFS. There will be no construction; the equipment will be brought in by hand and assembled with no impacts to the ground surface. The discharge will be via a 3-inch pipe to a tarp placed in the stream to dissipate flow and avoid erosion. Fred Civian made a motion to close the hearing, Andrew Tittler seconded, UA. Fred Civian made a motion to issue a Negative Determination with Special Conditions as written. , Laura Bugay seconded, UA.

**123 Eastern Avenue, David Raftery (Norwood Engineering – Rep)** – NOI to demolish an existing SFD and construct a new 2-family dwelling (DEP #141-0513) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**9 Stone Mill Drive, Mother Brook Condos Mother Brook Condominium Trust – (GPR – Rep)** –RDA for roadway, parking lot and drainage maintenance and repairs in Mother Brook Riverfront and Buffer Zone to Bank (RDA 2017-01). ) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**725 Providence Highway (Panera)**, **Federal Realty Trust (Beals & Thomas – Rep)** – NOI for a fast food restaurant (DEP #141-0508). ) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**Weld Pond, Weld Pond Associates** **(Solitude Lake Management** – **Rep)** - NOI for aquatic management, an Ecological Restoration Limited Project (DEP #141-0516). ) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**38 Icehouse Lane**, **Giorgio Petruziello, Supreme Development, Inc . (Norwood Eng. – Rep)** –NOI for a new SFD in Riverfront and UBA (DEP #141-0510). ) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**13 Powers Street, Giorgio Petruziello, Supreme Development, Inc. (Norwood Eng. – Rep)–** NOI for a new SFD in Riverfront and UBA (DEP #141-0511). ) Fred Civian made a motion to continue to April 20, 2016, Laura Bugay seconded, UA

**370 Common Street, Siddharth Pannir, Applicant -** RDA for pilot hydroelectric project (RDA 2017-02) in intermittent stream adjacent to Northeastern University field hockey field.

**140 Providence Highway (Chik-Fil-A), OSJ of Dedham, (Bohler Engineering – Rep)**- Modification to Stormwater Management Permit (SMP 2016-10). Agent Brown apprised the Commission of Chik-Fil-A’s request to extent the parking lot to an adjacent lot, with associated stormwater improvements. She noted that Lisa Eggleston, who had reviewed the original NOI, would be reviewing the proposed change. Fred Civian made a motion to continue to May 4, 2016, Laura Bugay seconded, UA

Agent Brown presented anAdministrative Approval for 14 Ohio Street, Julie McKenna- Applicant – Chicken coop in lawn area. No comments from Commissioners.

Minutes of September 22, October 3, and October 20, 2016 were reviewed. Commissioner Bugay noted that she had previously submitted comments. Commissioner Civian handed comments for changes to the minutes of October 20, 2016. Fred Civian made a motion to approve the minutes as amended, Laura Bugay seconded, UA

Stephanie Radner brought up the need for an ex-officio member of the Open Space Committee. Commissioner Civian said that he would be willing to serve until the end of the month and would be resigning thereafter. The Commission requested that the item be addressed at the May 4, 2017 ConCom meeting.

Agent Brown announced that the vacancy notice for two alternate positions has been posted.

Commissioner Bugay moved that the meeting adjourn at 9:30 pm, Andrew Tittler seconded, UA.