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

Thursday, March 19, 2015, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), David Gorden, Kristine Langdon and Andrew Tittler.

Members Absent: Brian McGrath and Laura Bugay.

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

7:00 PM: 36 Saw Mill Lane- *Notice of Intent from Legacy Donuts, Inc. for the redevelopment of 36 Saw Mill Lane including the renovation of an existing building and the reconfiguration of the parking lot for a drive-up window lane. (DEP# 141-0471)*Continued from March 5th, 2015.

Lisa Eggleston explained that all of her comments were satisfactorily addressed.

Mr. Civian commented that the O&M plan needs to be clear to anyone what needs to be done. One of the key issues that needs to be established is who is responsible for maintaining the drainage system

Matt Smith recommended that the hearing be closed tonight.

Ms. Eggleston explained that the responsible party for snow removal should be identified. There is some inconsistency between what is said and what is labeled on the maintenance plan. She also commented that it seems as though the snow storage has been removed.

Matt Smith responded that there are designated snow locations on the plan.

Ms. Eggleston commented that catch basins should be inspected 4 times per year, and the treatment units on a yearly basis and when the designated threshold is reached.

Mr. Gorden commented on a spelling error on the O&M plan, and he offered to provide a copy with markups to Mr. Smith.

Mr. Tittler asked a question relevant to the alternatives analysis. He asked if it would be practicable to remove the excess parking spaces. Mr. Smith commented that he does not expect if a new tenant were to move in that they would want to give up the parking spaces.

Mr. Civian made a motion to close the public hearing, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to reconsider the previous vote to close the public hearing, seconded by Mr. Tittler, UA.

Mr. Tittler made a motion to close the public hearing subject to the submission of a revised O & M plan with the edits discussed tonight, seconded by Mr. Civian, UA.

7:40 PM: 480 Sprague Street- *Notice of Intent from NIP Owner III, LLC for work proposed within the buffer zone of a bordering vegetated wetland located at 480 Sprague Street (DEP# 141- 0475)*Continued from March 5th, 2015.

Agent O’Connell explained that the applicant would like to continue until April 2nd.

Mr. Civian made a motion to continue 480 Sprague Street until April 2nd, seconded by Mr. Tittler, UA.

7:40 PM: 110 Meadow Road (Lot 4) – *Notice of Intent from LSRED2 Clover Property 13, LLC for an expansion of the existing parking area at 110 Meadow Road, including modifications to the existing stormwater management system. (DEP File # 141-0476)*Continued from March 5

David Maxwell was present from Kelly Engineering. He explained that they recently subdivided the lot into three parcels. Lot 4 is 39 Acres and has BVW and riverfront areas. They would like to expand the pavement to make room for 300 vehicles that The Ride has to store on the site. All work will be outside of the 50 foot buffer zone. They plan to have a rain garden that will hold 1.5 inches of runoff, and will remove pavement that is not needed. There will also be an enhanced O&M plan.

Mr. Gorden commented that the latest DEP form for the Notice of Intent was not used.

Mr. Tittler commented on state species that were threatened and inquired if there were any federal.

Ms. Eggleston explained that she does not have any written comments yet, and she does not want to put applicant on the spot, however, she wanted to touch on a couple of issues. She explained that new pavement is new development so they will need to comply with the stormwater management standards fully. She was glad to hear there will be soil testing. She also mentioned the AUL on the site. With fueling on the site, the applicant should look for opportunities to keep runoff out of pavement areas. Treatment is consistent with the TMDL for the Neponset River. The soil testing will dictate the design.

Mr. Civian made a motion to continue the hearing on Lot 4, 110 Meadow Road until April 2nd, seconded by Mr. Tittler, UA.

8:20 PM: 25 Boathouse Lane- *Notice of Intent from Mollie Blundell Moran & Charles Edward King for the construction of a single family dwelling including onsite septic system with work proposed within the 200’ riverfront area and the 100 year flood plain of the Charles River (DEP# 141- TBD)*

Owners Mollie Moran and Charles King were present. Ms. Moran is also the architect for the project. She explained that they will also need to go to the Board of Health for their non-traditional septic system.

Kristine Meaney was present from Site Design Professional’s. She described the site to the Commission. She explained that the house would be raised off of the ground on stilts, minimizing the impact.

Ms. O’Connell asked if the proposed board walk was necessary, and asked if they could consider using a gravel walkway instead. She requested the deed for the lot. She asked how the rain gardens could also function as flood storage to ensure that they are not double dipping. Agent O’Connell recommended the applicant consider painting the invasive species with herbicides to see what might already exist in some locations for vegetation. She explained that she would like to see a detailed planting plan. Agent O’Connell recommended the book “Bringing nature Home”. She confirmed with the applicant that they plan to restore the existing boat ramp and inquired about the possibility of public access to the boat ramp.

Agent O’Connell recommended that the Commissioners schedule a site walk.

Ms. Moran asked how much detail would be needed on the planting plan. Agent O’Connell requested a potential list of plant material, and where it would be located.

A site walk was scheduled for 8:00 AM Sunday.

Mr. Civian made a motion to continue 25 Boathouse Lane until April 2, seconded by Mr. Tittler, UA

9:00 PM: 807-809 East Street – *Stormwater Management permit application from Supreme Development for the proposed construction of a new single-family house, associated grading, utilities and stormwater management. SWP- 2015*-03

Matt Smith was present from Norwood Engineering, representing Supreme Development.

Agent O’Connell explained that she received a revised plan this afternoon.

Mr. Tittler commented that this site is a hole and asked if they would impact the hydrology of neighboring sites. He confirmed that no soil tests have been done for the site. He asked if it could possibly be an Isolated Land Subject to Flooding (ILSF). Agent O’Connell responded that she does not think it is big enough to be an ILSF.

Agent O’Connell will add a condition for confirmatory testing of soil at the time of construction.

Mr. Civian made motion to issue a Stormwater Management Permit for 807-809 East Street, with the standard conditions of approval and the condition for confirmatory testing of soil at the time of construction, seconded by Mr. Tittler, UA.

Informal Discussion- *Stormwater Management Rules and Regulations Update* – The Commission discussed recharge/infiltration requirements and revisions that could be made to the rules and regulations. They discussed the possibility of having standard cut sheets for smaller projects. Mr. Gorden suggested making sure that the current bylaw and regulations match up to the Wetland Protection Act which has recently been updated. Mr. Tittler asked if they will look at fee schedule.

Mr. Tittler made a motion to adjourn at 9:20 PM, seconded by Mr. Gorden, UA.