|  | 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 2, 2015, Dedham Town Hall- Lower Conference Room

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

Members Absent: Kristine Langdon and Andrew Tittler

Mr. Civian called the meeting to order at 7:05 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 19th, 2015.*

Agent O’Connell explained that some small edits still need to be made to the Saw Mill Lane operations and maintenance plan. She has sent the edits needed to Matt Smith.

Lisa Eggleston made a couple of small recommendations on the special conditions for the Order.

Mr. Gorden asked if the way that the BMPs should be cleaned should be specified on the O&M plan or if simply stating the fact that they should be cleaned would be sufficient. It was determined they would add to the special conditions about the operations and maintenance plan and reference the handbook.

The Commission discussed that a future agenda item should be to discuss how to make sure operations and maintenance plans are in the hands of the people who need to implement them. If they are going to change the practice they should do it based on analysis and recommendation.

Mr. Civian made a motion to issue an Order of Conditions for 36 Saw Mill Lane with special conditions as recommended by Agent O’Connell, seconded by Ms. Bugay, UA.

Schoolmaster Lane- *Notice of Intent from Dedham Land Company, LLC for the widening of Schoolmaster Lane, as well as the widening of an existing intermittent stream/culvert crossing, filling 180 square feet of wetlands, installation of retaining wall on both sides of the road and wetland replication work. (DEP # 141- 0467)* *Continued from a previous meeting- Applicant would like to further continue this hearing.*

Mr. Civian explained that he would like to ask the applicant to withdraw this application, and they will continue to April 16th, at which point if it is not withdrawn it will be denied.

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

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 19th, 2015*

Mr. Civian made a motion to continue 280 Sprague Street until April 16th, seconded by Ms. Bugay, UA.

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 19*

Mr. Civian made a motion to continue 110 Meadow Rd to April 16th, seconded by Ms. Bugay, UA.

7:25 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- 0477)* *Continued from March 19*

Mollie Moran, Architect and home owner, reviewed the architectural plans for the house for the Commissioners who were not present at the last meeting.

Kristine Meaney of Site Design Professionals was present and described the resource areas. She explained that the site is 16,100 square feet and is restricted to a two bedroom home. Explained why they chose the location that they did for the leaching field in the 100 foot riverfront. She explained that the disturbances will be temporary and more disturbances would occur if they were to try to keep the leaching field out of 100 foot riverfront. She explained that a 20 inch Oak tree will be saved as well as a 36 inch Oak tree in the rear; the intent is to keep as many healthy trees as possible. They have also reconfigured the house ramp to better save trees.

Mr. Civian asked about discharge from the BUSSE system. Ms. Meaney explained that the discharge could be used as irrigation water. The BUSSE unit would not require a leaching system.

Mr. Civian asked if the Title 5 regulations also require the applicant to install the leaching field. He confirmed with Ms. Moran that they demonstrate that a conventional system can be built on the site.

Ms. Bugay asked what repairs to boathouse would involve. Ms. Moran described that they would remove the existing plumbing and the stove, replace windows, and replace the roof. Ms. Bugay commented that stripping a roof can be messy. Ms. Bugay asked about erosion control barriers.

Mr. McGrath asked about the disturbance during construction. Ms. Moran responded that the steel floor will be placed by crane, and confirmed there will be some surface disturbance during construction. Mr. McGrath explained that they will need more detail, such as how will the construction work for installation of footings.

Ms. Bugay requested a planting list and count of trees to be removed.

Agent O’Connell spoke with Ms. Moran about plants and explained that the plants should be true natives and not cultivars.

William Cullinane, the abutting property owner at 28 Boathouse Lane, commented on his concerns with vegetation. He feels this is a very active habitat and would like to know specifically which trees are coming down. He noted a couple of large trees that were not shown on the plan. He wanted to know the mature heights of the plantings and explained he would like to see some mature evergreens placed on the site. He also added that in the past the Commission had him remove a structure that was 30 ft from river, and he is not sure what they might say about this boathouse and extent of work needed to repair it. He also asked their plans for the boat ramp and who would be able to use it.

Ms. Moran explained that the boat ramp is open for the neighborhood and abutters, but it is a private way.

Ms. Moran described the landscape plan. She added that she will talk to the landscape architect about adding evergreens alongside the road.

Agent O’Connell commented that she would like to hear from the Board of Health on the design of the septic system. She would also like to see a plan showing the construction sequence. She thinks the removal of invasive species makes sense and would like more detail on that. She commented that she would prefer the leaching field not be in the riparian zone.

Mr. Civian informed Ms. Moran and Ms. Meaney that Dana Hill at DEP would be the Title 5 contact for any questions.

Mr. McGrath commented that he would like the applicant to show the actual disturbance including equipment access points in jurisdictional area.

Mr. Civian commented that he agrees they will need details on how the invasive species will be removed.

Mr. Civian asked if Agent O’Connell can brief the Commission on restrictions to the riverfront area. Agent O’Connell responded that she would need to do more research but she thinks it would be considered redevelopment.

Ms. Bugay commented that she would need more time to review materials.

Mr. Civian said he will write a status email to the Zoning Board of Appeals.

Mr. Civian made a motion to continue 25 Boathouse Lane until April 16th, seconded by Ms. Bugay, UA.

**8:12 PM:** I-95/I-93 Borings- N*otice of Intent from MassDOT/Highway Division for the implementation of geotechnical borings and monitoring wells relevant to the proposed I-95/I-93/ University Ave. interchange improvements and I-95 widening project. (DEP# 141- 0478)*

Susan McArthur was present from Mass DOT Highway Division with Marshall Dennis. Mr. Dennis described the location of the five borings and the one hand dug sample area. He confirmed that all material will either be removed or go back into the holes so that there is no remaining material left in the resource area. Ms. Bugay confirmed with the applicant that they will be collecting sediment samples for water quality certification requirements.

Mr. McGrath confirmed with the applicant that the samples proximate to the water are for subsurface structural.

Mr. Gorden asked where re-circulating water will be emptied. Mr. Dennis replied temporary sediment basins will be used or put back into the water. If they notice hazards with soil it will be hauled off.

Agent O’Connell recommended that an Order of Conditions be issued.

Mr. Civian made a motion to close the close public hearing for I-95/I-93 Borings, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to issue the Order of Conditions for I-95/I-93 Borings as recommended by Agent O’Connell with conditions, seconded by Ms. Bugay, UA.

**8:24 PM:** 9 Liberty Lane- *Request for Determination of Applicability for the installation of an above ground pool and deck (RDA 2015-03)*

Agent O’Connell commented that it looks as though the body of water behind the property could be a vernal pool.

Mr. Civian explained that the area where the pool will go is jurisdictional and they will need more information on how the pool will be constructed, what type of equipment will be used, and how they plan to protect the resource area.

Jacqueline Kerr explained that she believes they will come in with a Bobcat for the installation.

Mr. Civian commented that he would like to see a limit of work, something additional from the applicant that will show where equipment will go and where it will not go. He also commented that he assumes they plan to chlorinate the pool, how will they keep sediment in construction from going in the pond. He explained that hay bales or waddles would be preferred for erosion control.

Ms. Bugay explained that if a deck was to be placed around the pool they should specify the type of decking.

Agent O’Connell asked the applicant to get an approximate distance from the resource area by measuring from the fence to the toe of slope.

Mr. McGrath made a motion to continue the hearing on 9 Liberty Lane until April 16th, seconded by Ms. Bugay. UA

**8:42 PM:** 150 Eastern Avenue/Gonzales Field- *Notice of Intent from Algonquin Gas Transmission, LLC for the construction of a new natural gas pipeline in Dedham with work proposed within 200 feet of a riverfront area. (DEP# 141-TBD)*

Mr. Civian made a motion to continue 150 Eastern Avenue/Gonzales Field until April 16th as requested by the applicant, seconded by Ms. Bugay, UA.

**8:43 PM:** Informal Discussions:

Compost Sock Discussion- no one present

NOI Form issues- Mr. Gorden explained recent updates to DEP forms and added that DEP is still in the process of updating their forms. He explained the Conservation Commission’s responsibility on a local level to make sure applications are administratively complete and up to the standards of the current local and WPA standards. In Mr. Gorden’s opinion Algonquin’s submission would not be administratively complete.

Ms. Bugay asked if they know the exact changes to determine if they apply to the project. If they understand the changes they can look out for them.

Mr. McGrath explained that they can deliberate on what is in front of the Commission. If they knew what was altered on the form they could make note of that instead of kicking the form back, at least during this transitional period.

Agent O’Connell asked if she should ask Algonquin to resubmit with the current DEP form. Ms. Bugay confirmed she should, since she has not heard from them yet, she might as well ask for it.

Mr. Civian commented on being proactive and asking people coming in to use the most current version of the forms.

Ms. Bugay commented that the DEP makes the forms in a way that an applicant needs to cross reference the WPA.

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