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

Thursday, June 4th, 2015, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Brian McGrath, Laura Bugay, Kristine Langdon, Andrew Tittler, Joseph Smith and Joseph Hickey.

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

**255 West Street-** *Notice of Intent from Concinnitas Corp. for multi-family residential site work within the buffer zone of a riverfront and bordering vegetated wetland at 255 West Street. (DEP File # 141-0482*)(Continued from May 21, 2015)

John Haven was present from Keith LeBlanc Landscaping in Boston. They would prefer not to do all red cedar trees due to deer browsing that occurs with the species. Mr. Civian asked if they are using any non- native species. Mr. Haven responded that some use of non-native species would be necessary for screening purposes outside of the 200 foot buffer zone.

Ms. Bugay commented that she agrees the screening is important.

Mr. Tittler commented that the neighboring house is close.

Mr. McGrath commented that the view for the people across the river will be improved.

Scott Henderson of McKenzie Engineering explained the location of the pathways to the river. He also spoke about creating a usable canoe launch with rip-rap.

Mr. Tittler asked why the launch is less impactful than a dock. Mr. McKenzie explained that a dock would need significant footing and therefore is generally more impactful.

Ms. Bugay confirmed there would be one canoe rack. She also asked about the plantings around the manhole and commented how anything with roots could be intrusive.

Mr. Henderson described plans for a 10 foot by 14 foot screen-house. He explained that runoff from the roof would not be infiltrated and with the proximity to the river there is no place to put a subsurface infiltration system. He does not believe it is worth it to attempt the runoff.

Ms. Bugay suggested putting a stone trench around the structure. She stated if that is not sufficient to meet the standard they can possibly request a waiver from the full requirements.

Mr. Tittler confirmed with the applicant that the total surface area disturbance in the riverfront area is 5400 square feet, with 2180 square feet being a permanent disturbance.

Mr. Henderson asked about the relocation of the level spreader. Ms. Bugay asked if they could extend the retaining wall.

Regarding permeable pavers, Mr. Henderson addressed the hypothetical question of an oil spill asked by Mr. Hickey as well as the salt spray from the snow and how that would work with the permeable pavement.

Mr. Henderson asked the Commission whether permeable pavement or pavers would be best.

Mr. Tittler responded that he is more favorable to the permeable pavers.

Mr. Civian commented that salt is used on ice and ice tends to form on pervious pavement. He wanted the applicant to brainstorm how to effectively get messages to people who will live in the homes about how to maintain permeable pavers.

Mr. Henderson described the Alternatives Analysis and why if they were to move everything 15 feet to the south it would be more detrimental to the site. They would prefer to not have to have to move everything.

Mr. Tittler commented that he has not been convinced that alternative is not feasible. Moving things seems to be feasible.

Agent O’Connell commented that the peer review is underway and recommended that the Commission continue this item until June 18th.

Mr. Civian made a motion to continue 255 West Street until June 18th, seconded by Mr. McGrath, 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 May 21, 2015

David Mackwell was present from Kelly Engineering Group representing the applicant.

Agent O’Connell commented that Lisa Eggleston, the peer reviewer, is satisfied with the project.

Mr. Mackwell explained the need to relocate parking for one of the existing tenants, The Ride, to another location of site. He explained that this would include some work within 100 feet of wetlands. This project will expand the paved area by approximately 20,000 square feet. The design is fully compliant with both DEP and local regulations. All connections will be taken offline.

Agent O’Connell asked about an illicit discharge statement. Mr. Mackwell responded that they don’t feel there are any. They have exhausted a lot of efforts to look into the floor drain system and dye testing was done by the buyer. No smoke testing was done. They do not believe there is any need to investigate further. Mr. Civian commented that he was surprised the applicant didn’t do the testing themselves.

Mr. Civian commented that he would like to add a condition that requires the applicant to provide dye testing information.

Ms. Bugay requested that the illicit discharge information be provided to the Conservation Agent prior to construction for review, if any are found. Anything found needs to be corrected.

Agent O’Connell commented that the applicant should document that they have made a reasonable effort to meet the requirements for the stormwater outfall to the maximum extent practicable.

Mr. Civian asked for more information as to why it is impracticable to meet the 80% TSS. Mr. Mackwell responded they would consider an improvement if the Commission feels there is one that can get them there. Mr. Civian responded that they would need to improve existing conditions, and also need to demonstrate that it is impractical.

Mr. McGrath commented that they have made improvements to all of the structures in the area they are working within. Unless the Commission would like to send the applicant back to the drawing board for the existing area he is not sure it is worth delaying the decision for a piece of paper.

Mr. Civian made a motion to issue an Order of Conditions for Lot 4, 100 Meadow Rd with conditions as recommended by Agent O’Connell, seconded by Mr. McGrath, UA.

**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 May 21, 2015

Agent O’Connell explained that the 2:1 flood storage issue has been resolved. Agent O’Connell commented that work in the buffer zone requires a waiver.

Mr. Tittler made a motion for the Commission to approve the variance requested by the applicant, seconded by Mr. McGrath, UA.

Ms. Moran helped the Commission remove plans from the final paperwork that were no longer applicable or superseded.

Ms. Langdon commented that an inspection fee of $300 doesn’t seem like enough money to cover the Agent performing inspections once a week for two months.

Mr. Civian made a motion to issue an Order of Conditions for 25 Boathouse Lane, seconded by Mr. Tittler, UA.

**Mother Brook Aquatic Management-***a Notice of Intent from the Mother Brook Condominium Association an Aquatic Management Program at the Mother Brook Condominium Pond (DEP #141- TBD)* Continued from May 21, 2015-

Keith Gazelle was present from Aquatic Control. He spoke about the density criteria for hand pulling and explained the density that hand pulling would be appropriate for up to about 25%. Last year the density was 50-60%.

Mr. Tittler asked when they expect to see a reduction in the milfoil considering they asked for this for 5 years. Mr. Gazelle responded that it could be next year, probably more like 3 years.

Ellen Fine of Needham was present and provided information on the alternative methods to aquatic management. She explained weavils could be an option and they can be effective within 3 months to 3 years.

Mr. Gazelle explained that due to the concrete surrounding the pond, overwintering of the weavils may be an issue.

Mr. Civian made a motion to continue to June 18th, seconded by Mr. McGrath, UA.

**MWRA Mother Brook Borings-***Notice of Intent from the MWRA to complete five borings within Mother Brook for the preliminary design of a water main. (DEP #141-0483)*Continued from May 21, 2015

Paul Rullo introduced an upcoming pipeline project and borings that are related to this project. For the borings they would like to use a barge and airboat with a drill rig. They are planning on (5) 30 foot borings.

Mr. Civian asked where they plan to enter the water from. Mr. Rullo responded from Saw Mill Lane.

Notification to abutters and the neighborhood was discussed. Mr. Civian explained that for this filing a certified mailing would be required, and an additional non certified mailing could be done to cover additional ground.

Mr. Civian explained that there is no way he is going to vote yes tonight because people in the community need to know that a crane will be operating in Mother Brook.

Ms. Bugay asked if they would refill the holes. Mr. Rullo responded that they would not, these holes will refill naturally. Ms. Bugay asked them to consider the weight on the bridge structure.

Mr. Civian asked how the outcome of the borings would affect what they will do. Mr. Rullo replied that he expected the result of the borings would support their preferred plan.

Mr. Civian made a motion to continue this item to June 18 to allow the applicant to notify more of the neighborhood, seconded by Mr. Tittler, UA.

**220 Pine Street-***Stormwater Permit Application from the Animal Rescue League of Boston for the construction of a building addition and the paving of an existing driveway. (SWP 2015-05)*Continued from May 21, 2015

Mr. Civian made a motion to continue 220 Pine Street until June 18th, 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 April 16, 2015

Mr. Civian made a motion to continue 480 Sprague Street until June 18th, seconded by Ms. Bugay, UA.

**Ursuline Academy-** *Stormwater Permit Application from Ursuline Academy for the construction of a new Athletic Center, and the replacement of an existing facility with a new maintenance building at 85 Lowder Street. (SWP 2015-07)*

Frank Holmes was present from Stantec to represent Ursuline Academy. He described the proposed location of the new maintenance building. He explained that 2.8 acres would be affected by project. The building is proposed to be 28,000 square feet. There is a lot of ledge in the area. They will also need to create some additional parking. Mr. Holmes described the existing conditions and plans for infiltration. Overflow from the proposed rain gardens would go to the system. The system is designed to completely retain 100% of stormwater. Mr. Holmes described BMP’s.

Agent O’Connell recommended that the Commission request funding for a peer review in the amount of $3,000.

Mr. Civian made a motion to request the applicant pay $3,000 for a peer review, seconded by Ms. Bugay, UA.

Ms. Bugay asked if there will be blasting. Mr. Holmes responded that it is possible. If they blast they will let the Dedham Westwood Water District know, as recommended by Ms. Bugay.

Mr. Civian made a motion to continue Ursuline Academy to June 18th, seconded by Mr. McGrath, UA.

**Costco**- *Request for a Certificate of Compliance for DEP# 141-0458*

Agent O’Connell recommended that a certificate of compliance be issued for Costco.

Mr. Civian made a motion to issue a certificate of compliance for Costco, seconded by Ms. Bugay, UA.

**112 Meadow Road-** *Request for Determination of Applicability and Stormwater Permit Application from M.S. Walker for work associated with the construction of a new commercial building on the property located at 112 Meadow Rd. (RDA 2015-07, SWP 2015-06)* Continued from May 7, 2015., Applicant has requested to continue until June 18th.

Mr. Civian made a motion to continue 112 Meadow Rd. to June 18th as requested by the applicant, seconded by Mr. McGrath, UA.

**399 West Street-***Notice of Intent from Perry Phinney for the construction of a single family house at 399 West Street with work proposed within the buffer zone of a bordering vegetated wetland and bordering land subject to flooding. (DEP 141- 0481)*Continued from May 21, 2015

Mr. Civian made a motion to continue 399 West Street to June 18th, seconded by Mr. Tittler, UA.

**Informal Items**

Meeting Minutes- Mr. Civian made a motion to approve the meeting minutes from 12/4/14, 2/5/15, 2/19/15, 3/5/15, and 3/19/15. This motion was seconded by Mr. Tittler. It was voted 5-0. (Mr. Smith and Mr. Hickey abstained)

Agent O’Connell mentioned an issue at 111 Schiller Rd. She explained that there has been some filling and as a result there is a big change in grade. The fill has not been compacted. Agent O’Connell added that she thinks some of the fill should be pulled out. Mr. Civian suggested having the applicant file a Stormwater Management Permit, as this will need to at least be brought up to snuff.

Mr. Tittler made a motion to adjourn at 10:00 PM, seconded by Mr. Tittler, UA.