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| Conservation Commission - Meeting Minutes Thursday, February 18, 2016, Dedham Town Hall- Lower Conference RoomMembers Present: Fred Civian (Chairman), Laura Bugay, Brian McGrath, Kristine Langdon and Joseph Hickey Members Absent: Joseph Smith and Andrew Tittler.Mr. Civian called the meeting to order at 7:05 PM. |  |

|  | The Town of DedhamCommonwealth of MassachusettsConservation Commission26 Bryant StreetDedham, MA. 02026 |
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Dexter School/ 1100 High Street-*Abbreviated Notice of Resource Area Delineation from Dedham Public Schools for 1100 High Street (DEP 141-0492)*

Agent Brown recommended that an Order of Resource Area Delineation be issued.

There was a representative who had not yet arrived to the meeting, so the Commission tabled the hearing for 15 minutes at the request of the applicant.

Mr. Civian made a motion to table the hearing for 15 minutes, seconded by Ms. Bugay, UA.

22 Bridge Street-*Notice of Intent from Elie Lakkis for the installation of underground storage tanks and associated piping for the sale of motor vehicle oil. (DEP 141- 0493)*

Mr. Civian made a motion to continue 22 Bridge Street until March 10th, seconded by Ms. Bugay, UA.

637 East Street**-** *Notice of Intent from Frank Gobbi for completion of the work in a 21 +/- lot subdivision infrastructure including grading and roadway paving with some work within the 100 foot buffer zone of a bordering vegetated wetland. (DEP 141-0486)*

Mr. Civian made a motion to continue 637 East Street until March 10th, seconded by Ms. Bugay, UA.

450 Washington Street  - *Stormwater Management Permit Application for redevelopment of the Ames School building and surrounding lot (SWP 2015-19).*

Mr. Civian made a motion to continue 450 Washington Street until March 10th, seconded by Ms. Bugay, UA.

456 & 464 High Street**-** *Stormwater Management Permit for demolition of existing house and reconfiguration and re-pavement of existing parking area. (SWP 2016-01)*

Mr. Civian made a motion to continue 456 and 464 High Street until March 24th, seconded by Ms. Bugay, UA.

Lot 1, 1056 East Street - *Stormwater Management Permit Application for the construction of a single family home with a deck, porch and driveway. (SWP 2016-02)*

Ms. Bugay asked for the detail indicating 1-2 inch diameter stone be corrected to 1 ½ - 2 inch diameter. She asked that the plans be modified prior to construction and this be added to conditions as #18.

Mr. Civian made a motion to issue a Stormwater Management Permit for Lot 1, 1056 East Street, seconded by Mr. McGrath, UA.

Lot 6, 1056 East Street-  *Stormwater Management Permit Application for the construction of a single family home with a deck, porch and driveway. (SWP 2016-04)*

Ms. Bugay requested the same correction to 1 ½ -2 inch, with the modification of plans prior to construction, also be done for this permit.

Ms. Bugay confirmed with Agent Brown that the conditions already have the requirements to do test pits to confirm the depth to groundwater.

Agent Brown added a special condition for erosion control matting.

Mr. Civian made a motion to issue a Stormwater Management Permit for Lot 6, 1056 East Street, seconded by Mr. McGrath, UA.

Lot 2, 1056 East Street- **-***Stormwater Management Permit Application for the construction of a single family home with a deck, porch and driveway. (SWP 2016-03)*

Agent Brown explained that she received the O&M plan this afternoon and that it will be recorded with the deed to explain to the homeowner that they will need to maintain the catch basin, and that they cannot change grading or dump.

Mr. Civian made a motion to table this discussion until later in the meeting, seconded by Mr. McGrath, UA.

7:15 PM:Dexter School/ 1100 High Street-*Abbreviated Notice of Resource Area Delineation from Dedham Public Schools for 1100 High Street (DEP 141-0492)*

Mr. Civian made a motion to un-table this discussion, seconded by Ms. Bugay, UA.

Josh Allston and Jeremy Fidel agreed they were both in agreement with the delineation.

Mr. Civian made a motion to issue an Abbreviated Notice of Resource Area Delineation as recommended by Agent Brown, seconded by Ms. Bugay, UA.

7:17 PM: 34 Hyde Park Street- *Notice of Intent to renovate/expand existing single family dwelling (NOI 141-TBD)*

Joseph Porter of VTP Associates explained that the applicant would like to renovate and rehab the existing house. He explained that the house is proposed to be expanded to a two-story home, and there is an extension planned for the back of the house.

Mr. Civian confirmed with Mr. Porter that the extent of the wetland buffer zone was towards the front of the existing home.

Ms. Bugay confirmed with Mr. Porter that the applicant plans to re-pave the driveway. They have not yet dug test pits to determine groundwater.

Perry and Anne Rampino, abutters, were present. They questioned the connection to the sewer line since the connection would be near their home. Ms. Rampino explained that she is very happy they will be improving the existing home; she does not have an issue with that.

Mr. Porter explained where the sewer line would go. He also explained that she may be contacted as permission may be needed from abutters to extend the Town sewer main. Mr. Porter confirmed that 5 trees would need to be removed in the process.

Mr. Civian asked Mr. Porter if they plan to replace the trees. Mr. Porter responded that they were not planning on it. Mr. Civian explained that usually the Commission likes applicants to think about tree replacement.

7:30PM: Joseph Hickey arrived to the meeting.

Tabitha Bolden, an abutter, explained that her only concern was about how this work might affect her property.

Mr. Civian commented that the protection for the wetland during construction should be clearly indicated on the plan

Ms. Bugay recommended a test pit for depth to ground water considering they were close to the required 2 foot separation.

Agent Brown suggested that to ask the applicant to do a test pit before the next meeting if possible.

Mr. Civian commented that the applicant should think about replacing trees with ones that would provide a similar canopy to what is there now; they don’t necessarily need to be in the same location as the existing trees.

Mr. McGrath confirmed with Agent Brown that she has verified the stormwater calulations are sufficient based on information from the stormwater report.

Ms. Rampino commented that she would hate to see the improvements not get finished done properly since it is so close to and surrounds her property.

Agent Brown suggested considering arborvitae or something good for screening to be placed between the two properties.

Mr. Rampino commented that the grading will be important because the water runs down the street. He was concerned with the proximity to his house and potential damage to his property.

Ms. Brown commented that pre-blast surveys are done when blasting, but excavation doesn’t typically call for that sort of survey of nearby property.

Jonathan Kornas asked if there would be another meeting if the applicant should decide to do any blasting. Mr. Civian responded that the Commission will try to find out the blasting process followed by the Town.

Mr. Civian stated that depth to groundwater details would be needed, as well as detail on how the wetlands would be protected during construction and any erosion control measures being taken. He also asked that the applicant discuss tree options and preferences with the neighbors to come to an agreement.

Ms. Bugay asked how long the work is expected to take. Mr. Porter responded that the work to the sewer would only take a couple of weeks even though entire project will take approximately 6 to 8 months.

Mr. Civian made a motion to continue 34 Hyde Park Street until March 10th, seconded by Ms. Bugay, UA.

Lot 2, 1056 East Street - *Stormwater Management Permit Application for the construction of a single family home with a deck, porch and driveway. (SWP 2016-03)*

This discussion was tabled earlier in the meeting, and was continued at this time.

Ms. Bugay had comments on edits to be made to the Operations and Maintenance plan with the focus being that the language is specific enough for the future homeowner to understand what is needed. She suggested adding a paragraph about dumping; anything that is dumped is considered illegal dumping. She also asked if the Operations and Maintenance plan can be tied to the actual house number once established.

Mr. Civian made a motion to continue Lot 2, 1056 East Street until March 10th, seconded by Ms. Bugay, UA.

Meeting Minutes were presented from 10/1/15, 11/5/15, 11/19/15 & 12/3/15. The commissioners didn’t have time to review the minutes, so they will be approved at a future meeting.

Notice of Violation: Rustcraft Rd- Mr. Civian commented that Agent Brown should feel free to ask them to move the snow by March 10th, and then the applicant can plan on coming back before the commission on March 24th to deal with pointing to a location for snow storage.

Notice of Violation: 62 Abbot Road- Agent Brown explained that she thought the homeowner was planning to attend this evening.

Ms. Bugay made a motion to adjourn at 8:15 PM, seconded by Mr. Hickey, UA.