|   | The Town of DedhamCommonwealth of MassachusettsConservation Commission26 Bryant StreetDedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, June 22, 2017, Dedham Town Hall- O’Brien Meeting Room

Members Present: Fred Civian (Chairman), Laura Bugay, Stephanie Radner, Joseph Smith and Andrew Tittler.

Members Absent: Joseph (Matt) Hickey and Michael Williams.

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

43/49 Hillsdale Road– *Major Stormwater Management Permit for the construction of two new SFD (MSMP 2017-03).*

Mr. Civian made a motion to table this item until later in the meeting, seconded by Ms. Bugay, UA.

42 Woodleigh Road, “Antonio Estates” – *Major Stormwater Permit Application for a 4 lot subdivision (MSMP 2017-07).*

David Johnson was present from Norwood Engineering. He explained the proposal is for the development of a new 4-lot subdivision. Each lot will have individual treatment chambers. Mr. Johnson described a detail that was added on the rain gardens and explained that a planting list was also provided. They plan to place 3 Oak Trees within the cul-de-sac. He explained that they have already been through the Planning Board and they have met the requirements of all that reviewed the proposal. They would like to conduct soil testing prior to the construction and have drafted a condition of approval for the Commission.

Agent Brown recommended that they plan to issue the permit at the next meeting.

Ms. Bugay wanted to ensure they considered the long-term root system of the trees they selected in close proximity to the subsurface drainage system in the cul-de-sac.

Mr. Civian explained that the Commission seems to be satisfied with the proposal and there are no hurdles or barriers but they need more time to review the latest information that was submitted.

Mr. Civian made a motion to continue 42 Woodleigh Road until July 6, seconded by Ms. Bugay, UA.

Mr. Johnson asked what reason he should give the applicant as to why this is not being approved tonight. Agent Brown responded that all material needs to be submitted a week before the hearing to allow enough time for her and the Commissioners to review.

Centennial Dam, MA DCR. – *Notice of Intent (DEP # 141-TBD) for the rehabilitation of the dam in BVW, Bank, LUW, Riverfront Area, and BZ.*

Derek Schipper was present from GZA with Bill Gode-von-Aesch of DCR. They explained they are hoping to start construction early fall.

Mr. Civian made a motion to continue the Centennial Dam until July 6th, 2017, seconded by Ms. Bugay, UA.

43/49 Hillsdale Road– *Major Stormwater Management Permit for the construction of two new SFD (MSMP 2017-03).*

Commissioner Tittler recused himself from this discussion.

Carlos Ferriera, Engineer for project, explained that with this project they are reducing approximately 50 percent of the flow. The proposed retention pond will only be about 2 feet deep. He plans to carve the ledge on the site in a step by step process ensuring that they protect the downhill neighbor’s property. The new foundation will be used as a detention pond during construction. The house will not have a basement as the area that would have been the basement will just be encapsulated rock.

Agent Brown confirmed that the Town Engineer is satisfied with the June 16th plans. She would like the applicant to use compost socks for erosion control.

Mr. Ferriera confirmed that he had no comments on the proposed conditions of approval.

James Haynes, abutter, commented that he is fairly to well satisfied with this plann compared to previous plans from approximately 7 years ago. He also spoke with Jason Mammone this week and confirmed with him that he is satisfied with the designs and that he doesn’t think the extra french drain will be necessary. Mr. Haynes explained that he doesn’t want to remove water flow completely and end up starving the vegetation on his site.

Mr. Civian confirmed with Agent Brown that she is fine with or without the french drain.

Mr. Civian asked Mr. Ferriera to remove the french drain from the final plans and to add a no disturbance area approximately 12 feet from the property line.

Mr. Hayes expressed financial concerns and asked if some protection could be added to the O & M plan to make sure the funds are available to prevent the project from being abandoned by the applicant once started. Mr. Civian responded that is not a typical practice of the Commission.

Mr. Civian made a motion to issue a Stormwater Management Permit as recommended by Agent Brown, seconded by Mr. Smith, UA. It was voted 4-0.

Davis Field, Town of Dedham– *Davis Field Infield Renovation (RDA 2017-06)*

Meg Buczynski of Activitas explained that the Town of Dedham is proposing to renovate the Davis Field infield area.

Agent Brown recommended that a Negative Determination of Applicability be issued.

Ms. Bugay asked for erosion controls to be placed around the tree line on the west side of the field.

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

Mr. Civian made a motion to issue a Negative Determination of Applicability as recommended by Agent Brown, seconded by Ms. Bugay, UA.

O’Neil Drive, Dedham Housing Authority*- Construction of a 24x24 foot addition, relocation of existing shed, removal of 835 sf of pavement, and installation of a 70x3 foot crushed stone infiltration trench in Buffer Zone to Bank and Riverfront Area  (DEP File 141-TBD)*

Russ Waldron of AES explained that the area is already disturbed. They want to remove 835 square feet of pavement and provide a sedimentation swale.

Ms. Bugay confirmed with the applicant that they will seed the area where they are removing pavement, and then they will let it grow wild.

Dawn Wayland of 307 High Street expressed concern about disturbance at her property.

Mr. Waldron confirmed the work would take approximately 1.5 months.

Agent Brown confirmed that she did not have anything prepared for the Commission to sign this evening.

Mr. Civian made a motion to continue O’Neil Drive until July 6th, seconded by Ms. Bugay, UA.

83 Washington Street– *Demolition of two existing structures and stabilization of disturbed areas with vegetation (RDA 2017-07)*

Steve Cummings explained that he has been hired for demolition only. He is proposing to remove the 2 existing buildings on the site. Mr. Cummings confirmed that all utilities will be cut and capped at the mains.

Lisa Moran, an abutter at 78 Lower East Street expressed concern that the RDA notice came regular mail and not certified. The notice only references one building. There has been no communication with the neighbors whatsoever. She expects that construction will cause a traffic nightmare.

Agent Brown confirmed that the notices were sent by Certificate of Mailing by the applicant which is an accepted method of notification.

Mr. Cummings explained that the demolition will be completed pretty quickly. He does not expect it to take more than a week or so and expects no additional traffic to be caused by the demolition.

Barbara Barrett, an abutter from Lower East St expressed concern about an area that already gets flooded which she expects will only get worse with the buildings gone.

Deklin Walsh, an abutter, commented that he would like them to keep with the look of the houses in the area when redeveloping.

Mr. Civian explained that the applicant will look at the zoning and density requirements and have the right to build within those parameters.

Mr. Tittler confirmed with Mr. Cummings that there is no existing infiltration system on the site; it is just an old drywell.

Agent Brown recommended that a Negative Determination of Applicability be issued.

Dalia Walsh, an abutter, asked when they are thinking of starting the demo. Mr. Cummings responded most likely in July.

Mr. Civian made a motion to close the public hearing for 83 Washington Street, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to issue a Negative Determination of Applicability as recommended by Agent Brown with a condition to grade the loam below level of existing pavement, seconded by Ms. Bugay, UA.

111 River Street–*Replacement of three 30,000 gallon single-wall underground fuel oil storage tanks with new double-walled fiberglass fuel oil storage tanks totaling 76,000 gallons (MSMP #2017-09).*

Mr. Nereson described the proposal.

Mr. Tittler asked for a letter from the abutting property owner allowing permission for work that is being done partially on their property.

Mr. Civian made a motion to continue 111 River Street until July 6th, seconded by Ms. Bugay, UA.

Agent Brown informed the Commission that she had requested the funding for a 3rd party review in advance of the meeting because of the applicants time constraints.

331 Whiting Avenue – *Demolition of 4 existing commercial structures and construction of a new commercial garage building (MSMP 2017-10).*

Mr. Civian made a motion to table 331 Whiting Avenue until later in the meeting, seconded by Ms. Bugay, UA.

124 Country Club Road, Dedham Polo and Country Club (DCPC) – *Master Plan involving re-shaping of several fairways; elimination, installation, or renovation of many bunkers; and re-building of all 18 greens in BLSF, BZ, and Riverfront Area (DEP File 141-0521).*

Mike Toohill was present with representatives from the DCPC. He explained that this request is for a Master Plan for the golf course. They will be attending the Westwood Conservation meeting next Wednesday. There is also a request to waive part of the filing fee. The proposal is to rebuild all 18 greens as well as many of the bunkers and to expand some of the fairways. They then plan to dredge ponds in the fall-winter time frame but they will file separately for that work.

Mr. Toohill reviewed the plans in the Commissioners packet. He explained there are plans hole by hole along the course.

Mr. Toohill depicted on plan wetlands that are currently landscaped and turfed that will continue to be turfed and not additionally altered. He suggested that Commissioners cross- reference the table and the map.

Mr. Toohill explained that there will be no work in LUWB, no work in Bank and no work in BVW. Some work will take place in the riverfront area, some in the wetlands, and also in the flood plain.

Agent Brown reminded the Commissioners that electronic versions of these plans are available in the dropbox. The Commissioners plan to study the filing in more detail prior to the next meeting.

Mr. Toohill suggested a special meeting be scheduled since the filing is so complex.

Mr. Tittler commented that he feels better about the filing now and can see how this is digestible; he just needs time to digest it.

Mr. Civian asked that this item be placed on the next meeting’s agenda for not until after 8:30 PM.

Mr. Civian made a motion to continue 124 Country Club Rd until July 6th, seconded by Ms. Bugay, UA.

Request for Minor Modifications- *Gonzalez Field OOC (DEP File # 141-0515) – Relief from watering prohibition*

Meg Buczynski explained that they didn’t notice the condition on the Order of Conditions until later that they were not able to add an irrigation system. They would like to provide water to planting areas around the site. They tried to install and use a well in the past but it didn’t work.

Mr. Tittler confirmed with Ms. Buczynski that this would be a permanent irrigation system, but after the establishment of the plantings they plan to use a lot less water.

Ms. Buczynski explained that they will have about an acre of landscaped area.

Agent Brown commented that moisture control measures such as rain sensor requirements may be a more appropriate condition for the Commission to use in the future.

Ms. Radner commented that she thinks this should be allowable temporarily. She does have some concern about setting precedent for other fields to be developed although this is just for the landscaping, not the field.

Agent Brown explained that the bylaw has requirements she will mirror in conditions. They will allow the irrigation system to be used for 3 growing seasons or until December 2021.

Mr. Civian made motion to approve the minor modification as recommended by Agent Brown, seconded by Ms. Bugay, UA.

Emergency Certification- *Keolis/MBTA Applicant, Pumping to alleviate flooding upgradient of Franklin Commuter Rail Line and jetting to allow investigation of potentially failed culvert.*

Agent Brown recommended that the Commission sign an Emergency Certification which would include the pumping that was done and jetting.

Mr. Civian made a motion to issue the emergency certification as recommended by Agent Brown, seconded by Ms. Bugay, UA.

9:51 PM-One Allied Drive/20 Carematrix Drive - *DEP 141-101 and 141-175*

Agent Brown explained these certificates are to clean up the title.

Lisa Delaney was present to represent Skye Enterprises and explained the work was never done for 141-101.

Mr. Civian made a motion to issue a Certificate of Compliance for DEP 141-101 as recommended by Agent Brown, seconded by Ms. Bugay, UA.

Ms. Delaney asked that DEP 141-175 be amended to reference both parcels properly.

Mr. Civian made a motion to issue a Certificate of Compliance for DEP 141-175 as recommended by Agent Brown, seconded by Ms. Bugay, UA.

331 Whiting Avenue – *Demolition of 4 existing commercial structures and construction of a new commercial garage building (MSMP 2017-10).*

Mr. Civian made a motion to authorize a request for a third party review as recommended by Agent Brown, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to continue 331 Whiting Avenue until July 6th, seconded by Ms. Bugay, UA.

150 Bridge Street (McGolf)- *Request for a Certificate of Compliance- DEP 141-0352*

Agent Brown explained the work was never done and this would be to clear up the title.

Mr. Civian made a motion to issue a Certificate of Compliance for 150 Bridge Street, seconded by Ms. Bugay, UA.

68 Tarbox St**–** *Request for a Partial Certificate of Compliance for SMP 2012-21*

Mr. Civian made a motion to issue a partial Certificate of Compliance for 68 Tarbox Street as recommended by Agent Brown, seconded by Ms. Bugay, UA.

49 Arlington Road– *Request for a Certificate of Compliance for SMP 2016-11*

Mr. Civian made a motion to issue a Certificate of Compliance for 49 Arlington Road as recommended by Agent Brown, seconded by Ms. Bugay, UA.

**Informal Discussion-**

Meeting Minutes- Mr. Civian made a motion to approve meeting minutes from February 2nd, May 18th and June 1st, seconded by Ms. Bugay, UA.

Agent Brown commented that Powers/Icehouse plans should be ready for July 20th meeting. Mr. Civian added that the Commission needs to think about process they will go through since going through performance standards can be a laborious process. Mr. Civian explained that the site is so complex that it is hard to see how anyone could meet all of the performance standards. Mr. Tittler wants to ensure that the Commission is not substantively discussing the proposal without the public present.

Ms. Bugay made a motion to adjourn at 10:15 PM, seconded by Mr. Tittler, UA.