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

Thursday, August 24, 2017, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Joseph (Matt) Hickey, Stephanie Radner, Joseph Smith.

Members Absent: Andrew Tittler, Michael Williams

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

**38 Icehouse Lane**, **Giorgio Petruzziello, Supreme Development, Inc. -Norwood Engineering, Rep**  –*Notice of Intent for a new SFD in Riverfront and UBA (DEP #141-0510*

Mr. Civian made a motion to continue 38 Icehouse Lane until September 7, 2017 at the request of the applicant, seconded by Ms. Bugay, UA.

**267 Providence Highway (Mother Brook Diversion Structure), MA Dept. of Conservation and Recreation, Applicant – Lauren Gluck, Pare Corporation, Rep.** – *Removal of 16,850± sf of vegetation along the northern and southern embankments of the Mother Brook surrounding the Mother Brook Diversion Structure (DEP File # 141-0525, MSMP 2017-11)*

Mr. Civian made a motion to continue 267 Providence Highway until September 7, 2017 at the request of the applicant, seconded by Ms. Bugay, UA.

7:05 PM:

**331 Whiting Avenue, Alpin Realty Trust, Applicant – Scott Henderson, Henderson Consulting Services, Rep. –** *Demolition of 4 existing commercial structures and construction of a new commercial garage building (MSMP 2017-10).*

Mr. Civian tabled 331 Whiting Avenue until later in the evening to allow the applicant’s representative who had a conflict to be present.

**910 -928 Providence Highway, ACP Properties, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep.** *– Demolition of existing structures on-site and construction of a new mixed use building (MSMP 2017-12).*

Mr. Civian tabled 910-928 Providence until later in the evening to allow the applicant’s representative who had a conflict to be present.

**750 Providence Highway, Dedham 800 LLC, Applicant – Norwood Engineering, Rep.-** *NOI for redevelopment of the “Friday’s Site” for alteration of BVW, Bank, LUWW, and BLSF. (DEP File #141-0522).*

David Johnson was present from Norwood Engineering.

Mr. Civian stated that the hearing on 750 Providence Highway had been closed at the last meeting and that tonight the Commission would have the opportunity to deliberate. He cited a memorandum on Performance Standards prepared by Agent Brown and asked Commissioners if they had any questions, of which there were none. Agent Brown summarized two Special Conditions that had been included in the OOC: 1) a requirement for an easement on the property and/or adjacent property also owned by the applicant for recreational access to Wigwam Pond, and 2) a requirement for the applicant to submit $15,000 for mitigation. Mr. Civian made a motion to issue an Order of Conditions for 750 Providence Highway until August 3rd, seconded by Mr. Smith, UA.

**531 Washington Street, Matthew Quinn, Applicant – David Johnson, Norwood Engineering, Rep** – *Construction of a new SFD on an undeveloped lot (MSMP #2017-14).*

David Johnson was present from Norwood Engineering. He explained that he did not realize that a landscaping plan and hydrologic calculations were required for Major Stormwater Management Permits outside of wetlands jurisdictional area, but has since prepared the required information. Based on the hydrologic calculation he presented updated plans showing eight infiltration chambers instead of three, and test pit data to 11 feet below ground surface indicating that no groundwater had been detected. He noted that the erosion and sedimentation control would be compost sock and construction fence. He explained that the driveway is proposed as permeable pavers but is not included as such in the stormwater calculations, to allow the driveway to be paved at a later date. The driveway was proposed this way because the property is located in the town’s Aquifer Protection District, which states that no more than 25% of a building may be rendered impervious and larger parking areas, if required, must be constructed with permeable paving. Ms. Bugay questioned whether the driveway could be paved. Mr. Johnson explained that it could be if the Zoning Board of Appeals would grant a Special Permit. Mr. Civian made a motion to continue the application to September 7, 2017, seconded by Ms. Bugay, UA.

**83 Washington Street, Till Inc., Applicant – DeCelle-Burke and Associates, Inc., Rep.**  – *Construction of new SFD in a previously developed lot in partially located in Riverfront Area (MSMP #2017-15).*

Mr. Civian made a motion to continue 83 Washington Street until September 7, 2017 at the request of the applicant, seconded by Ms. Bugay, UA.

**277 Milton Street, Robert Reissfelder, Applicant** – *Construction of a 1,200 sf commercial garage (MSMP #2017-16)*

Agent Brown explained that the property is partially located in a General Residence Zoning District and partially in Limited Manufacturing. The Building Department had originally believed that they could issue a Minor Stormwater Permit, but subsequently determined that the proposed 1,200 sf garage was considered a commercial, rather than residential use, and therefore exceeded the criteria for a residential permit. Erosion and sediment controls are included on the plan and a subsurface infiltration system has been sized to accommodate 2 inches of runoff from the new impervious surface. In addition, an existing barn and portions of an existing drive have been removed. Mr. Reissfelder explained that because he would be storing equipment from his carpentry business in the garage, the Building Department is requiring that he install floor drains and an oil/water separator that drains to the sewer. Mr. Civian moved that a Major Stormwater Management Permit be granted with two waivers: 1) an erosion and sediment control report, and 2) pre- and post-development hydrologic calculations. Mr. Civian made a motion to issue Major Stormwater Management Permit due to the unique aspects of the site, seconded by Mr. Smith, UA

**Certificates of Compliance**

MWRA Southern Extra High Water Pipeline Soil Borings (DEP #141-0483) - Mr. Civian made a issue a Certificate of Compliance for DEP File #141-0483, seconded by Ms. Bugay, UA.

7 Burgess Lane, Pool and Cabana (DEP #141-0502) - Mr. Civian made a issue a Certificate of Compliance for DEP File #141-0502, seconded by Ms. Bugay, UA.

**Other Items:**

Agent Brown summarized recent discussions she had had with the Building Department regarding swimming pools. Based on these discussions, she recommended that if a swimming pool is covered off-season with a mesh cover that lets water through, the pool not be considered impervious in Stormwater Management Permit calculations. If an impervious swimming pool cover was to be used, the swimming pool would be considered impervious for Stormwater Management Permit calculations. The apron around a swimming pool be evaluated independently to determine if stormwater management controls would be required.

Agent Brown stated that there were Eagle Scouts looking for projects in town and asked the Commissioners for suggestions. Ms. Radner suggested trail blazing, trail maintenance, and invasive species management in the Town Forest (particularly near the MassHighway road). A recommendation was made to track Eagle Scout projects to ensure that maintenance continues over time.

Agent Brown mentioned that an automated in-ground irrigation system had been installed at 14 Liana Lane. She said that she had spoken with the homeowners and notified them that they must discontinue use of the irrigation system and that she would be issuing an enforcement order requesting that they appear before the Commission on September 7, 2017. She also mentioned that she had been in touch with Dedham Westwood Water District in the hopes of better future communication regarding irrigation systems.

Agent Brown brought up the challenge she has had in enforcing Stormwater Management Permit Conditions after Temporary Certificates of Occupancy are issued. Mr. Civian suggested tracking the permit deadlines and requiring the original applicant, i.e., the developer, to post a performance bond to ensure that the follow up work is completed, with a clause requiring that the work be completed within a reasonable time period or the money revert to the Town. Agent Brown said she would look into implementing such a program.

Meeting Minutes – Mr. Civian made a motion to approve the meeting minutes from 1/12/17, 1/19/17 and 8/3/17 with edits submitted to Ms. Bazinet, seconded by Mr. Hickey, UA.

**331 Whiting Avenue** **Alpin Realty Trust, Applicant – Scott Henderson, Henderson Consulting Services, Rep. –** *Demolition of 4 existing commercial structures and construction of a new commercial garage building (MSMP 2017-10).*  Item was brought back from the table*.*

331 Whiting Avenue was brought back from the table. Because neither the applicant nor the applicant’s representative was available, Agent Brown apprised the Commission of the results of the third party review and resultant changes in the plan. The Commission discussed the potential for shallower infiltration galleries, determining that they would not be possible unless test pits conducted prior to construction indicate greater separation from ledge. The Commission discussed the following waivers: test pits could be delayed until demolition of existing buildings, to allow less than 2-inches of impervious surface to be infiltrated, to allow the infiltration system to take more than 72 hours to drain, to allow use of the Galva volume roof, and to allow less than 2 feet of separation from groundwater. The Commission discussed the constraints of the site and determined that the proposed plan represented a significant improvement over existing conditions and that there no other opportunities for improvement appeared possible. However, the Commission requested that additional infiltration be added if test pits determined that they would be feasible.

Mr. Civian made a motion to issue a Major Stormwater Management Permit to 331 Whiting with the five waivers above due to site constraints, seconded by Ms. Bugay, UA.

910 -928 Providence Highway*– Demolition of existing structures on-site and construction of a new mixed use building (MSMP 2017-12).*

910 – 928 Providence Highway was brought back from the table. Agent Brown advised the Commission that the applicant was in the process of revising plans and that updated plans were not yet available.

Mr. Civian made a motion to continue 910-928 Providence Highway until September 7, 2017 at the request of the applicant, seconded by Mr. Smith, UA.

Mr. Civian made a motion to adjourn at 8:40 PM, seconded by Mr. Smith, UA.