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

Thursday, September 7, 2017, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian, Andrew Tittler, Laura Bugay, Stephanie Radner.

Members Absent: Joseph Smith, Michael Williams & Joseph (Matt) Hickey.

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

38 Icehouse Lane–*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 21st, seconded by Ms. Bugay, UA.

13 Powers Street**-** *Notice of Intent for a new SFD in Riverfront and UBA (DEP #141-0511).*

Mr. Civian made a motion to continue 13 Powers Street until September 21st, 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).*

Mr. Civian made a motion to continue 910- 928 Providence Highway until September 21st, seconded by Ms. Bugay, UA.

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

Mr. Civian made a motion to issue a Major Stormwater Management Permit for 531 Washington Street as recommended by Agent Brown, seconded by Ms. Bugay, UA. (Mr. Tittler abstained)

83 Washington Street, Till Inc., Applicant – DeCelle-Burke and Associates, Inc. , Rep.– *Construction of new SFD in a previously developed lot partially located in Riverfront Area (MSMP #2017-15, DEP File #141-TBD).*

Jim Burke was present to represent the project. He reviewed details on the proposal.

Mr. Tittler commented that he is not able to make a comparison of the alternatives that were looked at with the information that was given. Mr. Tittler asked for a demonstration that reduction in impervious was occurring.

Mr. Burke responded that the proposal will have stormwater controls to treat the stormwater on site where before there was pavement with no stormwater controls.

Mr. Tittler asked if they had considered creating a smaller footprint with a multiple story structure. Mr. Burke explained that the 1 story structure was the request of the applicant.

Agent Brown commented that they will need information explaining how the project as proposed will benefit the resource areas. She would also requesti that “do not dump” foundry stamps be placed on catch basin grates.

Ms. Bugay commented asked why they are choosing a slab on grade versus a basement. Mr. Burke was not sure. Ms. Bugay asked if any other landscaping is planned for the corner of Washington and East Street; she suggested something that would not affect the roadway sight lines such as a canopy tree.

Ms. Radner asked about emergency access to the site. Mr. Burke responded that he believes the project as proposed would meet those needs.

Deklan Walsh, an abutter, commented that there is a property lot line shown on the Town’s online GIS that is not accurate as it relates to the division of his property and the applicants property; he wondered if this was what the applicant used for their measurements. Mr. Burke responded that the lines used should be accurate as a land survey was done. Mr. Civian informed Mr. Walsh that he could provide him with a copy of the survey results.

Mr. Walsh commented that he is concerned about water coming onto his property which is at a lower grade. Mr. Burke explained that this will not happen based on the soil type and the proposed grading. 

Mr. Walsh asked if a group home legally fits into a single family neighborhood. Mr. Civian responded that he will look into that.

Barbara Garett explained the inconsistencies in the information abutters have been given by the property owners regarding what is planned for the space. She would like to know what they are actually planning to do.

Lisa Moran commented that the recent demolition work started before 7 am. Mr. Civian responded that work is not allowed to start prior to 7 am in this Town.

Mrs. Walsh asked if they are planning to provide any privacy screening in the back. Mr. Burke responded that they can consider replacing the fence. Mr. Civian commented that the applicant should consider proposing screening as part of the landscape plan.

Ms. Bugay confirmed with Mr. Burke that the proposed curbing is Cape Cod berm.

Mr. Civian made a motion to continue 83 Washington Street until September 21st, seconded by Ms. Bugay, UA.

**7:42 PM:**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)*

Allen Orcy was present with Lauren Gluck, both of Pare Corporation representing this project. They handed out new information that was in response to comments from the previous meeting.

Agent Brown commented that this was a big improvement. She feels the O & M plan still needs to be addressed and specifically she would like to ensure that mowing is done in the fall to avoid the disturbance of nesting birds. She added that there is also a lot of trash and she would like to require the annual removal of debris. Agent Brown also requested that an environmental monitor as well as a tree protection detail be provided.

Mr. Civian commented that if an O & M plan is not possible, the applicant should give an SOP to tell the Commission how DCR plans to maintain the dam as just saying they will mow once per year is inadequate.

Mr. Civian made a motion to continue 267 Providence Highway until September 21st, seconded by Ms. Bugay, UA.

105 Rustcraft Road, Fadi Fares, Applicant – Paul Lindholm, Rep.– *Notice of Intent for a 1,990 sf addition to an existing home in Buffer Zone and Riverfront Area (DEP File # 141-TBD).*

Paul Lindholm explained that he may need a continuation on this as he already has a lot of comments to respond to from Agent Brown so he may have to redesign his proposal.

Mr. Lindholm explained that he doesn’t want to have to locate the bank. Agent Brown responded that the bank has changed and what you see now is what you need to delineate.

Mr. Lindholm explained that the property owners want to build an addition. Initially the proposal was closer to the river but as a result of his discussions with them it is now further away from the river.

Mr. Civian confirmed that he is not seeing any barriers to this project moving forward, just hurdles.

Mr. Tittler asked about expanding up versus going out. Mr. Civian recognized that was very expensive.

The property owner, Mrs. Perez explained to the commission that building this addition has been a dream of theirs since they bought the house 14 years ago and they have been saving their money since that time to make this dream a reality for their family.

Mr. Civian made a motion to continue 105 Rustcraft Road until September 21st, seconded by Ms. Bugay, UA.

34 Hamilton Avenue, JCJ Builders, LLC , John DiLetizia, Applicant – Michael Morris, Norwood Engineering, Rep – *Major Stormwater Management Permit for the construction of a new SFD (MSMP 2017-17).*

Mr. Civian made a motion to issue a Major Stormwater Management Permit for 34 Hamilton Avenue as recommended by Agent Brown, seconded by Ms. Bugay, UA.

1000 Washington Street, Joseph Moussalli, Applicant – Michael Joyce, Joyce Consulting Group, Rep. – *Major Stormwater Permit for a 3-story mixed use redevelopment with 2,800 sf of proposed commercial space and 28 residential units above (MSMP 2017-18).*

The Commission did not take up this item as the application remains incomplete.

**8:20 PM-** 370 Common St, Northeastern University**-** *Minor modification to add a dedication area.*

Mr. Civian explained that it is the sense of the Commission to allow the applicants to go ahead with the minor modification as recommended by Agent Brown, and to be prepared to discuss mitigation in conjunction with their next proposal which will likely occur in the spring.

**Informal Discussion-**

14 Liana Lane – Violation Letter for irrigation system

The property owner, David Jenkins, explained that he had the irrigation system installed. He was never made aware of the policy by his real estate agent, lawyer, etc. He went to talk to his father's plumber who suggested talking to Stephanie Crocker at Dedham Westwood Water District. Ms. Crocker confirmed she was the right person to speak with and told him he was all set to install the system. Mr. Jenkins added that he hired Kevin Hampe in Dedham to help him locate the Stormwater Permit.

Mr. Civian explained that there have been discussions about whether they should keep that condition or not and the Commission needs to discuss the policy and regulations to determine what the Commission wants to do moving forward.

Mr. Jenkins confirmed that there is a rain sensor on the system, but he was not sure about a soil moisture sensor. He will look into this.

Agent Brown informed the Commission of the DWWD’s regulations as they relate to irrigation systems.

Mr. Civian confirmed that the draft stormwater regulations will be discussed at the beginning of the September 21st meeting. They will be available for viewing at the Conservation office and on the Conservation website.

Agent Brown commented that the Building Department believes that the Commission having this rule may not pass legal scrutiny. She also believes this prohibition is being routinely ignored.

Meeting Minutes – 8/24/17

Mr. Civian made a motion to approve the meeting minutes from August 24th with edits, seconded by Ms. Bugay, UA.

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