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

Thursday, November 2, 2017, Dedham Town Hall- Lower Conference Room

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

Members Absent: Joseph Smith and Michael Williams

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

38 Icehouse Lane- *Giorgio Petruzziello, Supreme Development, Inc. –Matt Smith, Norwood Engineering, Rep –Notice of Intent for a new SFD in Riverfront and UBA (DEP #141-0510)* & 13 Powers Street- *Giorgio Petruzziello, Supreme Development, Inc. – Matt Smith, Norwood Engineering – Rep- Notice of Intent for a new SFD in Riverfront and UBA (DEP #141-0511, MSMP 2017-13)*.

Mr. Civian made a motion to continue both 38 Icehouse Lane and 13 Powers Street until November 16th, 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 November 16th, seconded by Mr. Hickey, 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).*

Mr. Civian made a motion to continue 1000 Washington Street until November 16th, seconded by Ms. Bugay, UA.

**7:05 PM**: 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).*

Scott Henderson was present from Henderson Consulting. He explained that since the last hearing a landscape plan has been produced. He explained that the Planning Board is planning to vote at the next hearing.

Ms. Bugay asked for details on the recharge units. She confirmed with Mr. Henderson that the stone is double washed and meets the design standards. He also explained that the flow velocities entering the bioretention basins to the proposed rounded stone are well under 1.5 feet per second.

Ms. Radner asked about the plan for snow storage and expressed concern with the two designated snow storage areas up front getting too high and affecting visibility. Mr. Henderson responded that they will need to keep it low for that reason and the snow storage plan is to truck it offsite.

Agent Brown recommended closing the public hearing and issuing a permit at the next meeting.

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

Mr. Civian made a motion to continue 928 Providence Highway until November 16th, seconded by Mr. Tittler, UA.

**7:11 PM**: 124 Country Club Road- *Dedham Country and Polo Club, Applicant – Mike Toohill, BSC Group, Rep – Notice of Intent for dredging of the irrigation pond (8th hole). (DEP File #141-TBD).*

Mike Toohill of BSC Group was present. He reviewed the project proposal with Commissioners who were not present at the last meeting. He explained that new packets were distributed since the last meeting as well. The work is proposed for November and December. He explained that the pumps have self-cleaning mechanisms, there are 2 filters, and the material being filtered is going right back into the pond.

Mr. Toohill discussed the filing fee category. He also noticed there was a category for dredging. He confirmed that a check was mailed to the Commission last week. With regards to the need to serve an overwhelming public purpose for a waiver Mr. Toohill described the public services offered by the club. Ryan Kenny described the use of the club in the winter to the public for sledding, cross country skiing, walking dogs, etc as well as the use of the club for the Dedham High golf team.

Mr. Toohill explained that no known oils or contaminants have been released in the pond and they have done sampling to prove that it is clean. The soil they are removing is of good quality.

Ms. Bugay asked what the plan is for the sediment that gets dredged out and dewatered. Mr. Toohill confirmed it will be used upland onsite. The material can be mixed together and be reused.

Ms. Bugay confirmed with Mr. Toohill that they have not tested for TCLP and TOC.

Mr. Tittler asked about the refill procedure. He was wondering how long the flow to areas downstream would be cut off.

Mr. Toohill explained that for the cart-path bridge there will be way more material coming out than there is going in. He also explained that they now plan to abandon the idea for the new tee box. They will plan to build this elsewhere on the site. They would like to stick with the original area as opposed to the alternative dewatering area.

Mr. Toohill explained that there will be fairly significant habitat effects from dredging in the short term. He explained that there would be no way around sacrificing some individuals such as insects, small fish and possibly some snapping turtles. They do not plan to do the work during spawning or growing seasons. They believe the long-term effect will be positive.

Mr. Toohill listed the limited project criteria that apply:

1. Reservoirs
2. Construction of water dependent use (since it is irrigation)
3. The restoration of ecological restoration, could be an “other restoration” project.

Ms. Bugay confirmed with Mr. Toohill that the slope of bank is greater than 4H:1V.

Agent Brown asked if is there anything preventative they can do ahead of time to prevent impacts to wildlife habitat.

Agent Brown recommended that the hearing be continued as they are waiting for more information.

Mr. Civian made a motion to continue 124 Country Club Road until November 16th, seconded by Ms. Bugay, UA.

**7:50 PM**: 256 Sprague Street- *Corey & Dawn Amaral, Applicant – Steven Gioiosa, SITEC, Rep – New single family dwelling on a currently undeveloped lot in Buffer Zone to an Isolated Vegetated Wetlands (Dedham Notice of Intent only) (Dedham NOI 2017-01, MSMP 2017-22).*

Steve Gioiosa of SITEC was present with Corey and Dawn Amaral, the prospective buyers. Mr. Gioiosa explained that the Amaral’s would like to build a home on this lot. The proposal is further from the resource area than a previously approved plan. They are proposing porous pavement rather than the concrete that was previously approved. They are proposing to truck excavated material away and later bring in clean material. The site is only 50 feet wide, so space is limited. They are requesting a waiver due to the historic disturbance of this property.

Ms. Bugay confirmed with Mr. Gioiosa that the unsuitable fill will be hauled offsite. The material may be unstable for a foundation, so they plan to replace with clean sand.

Mr. Tittler asked if there was any way they could mark the slope to prevent future owners from dumping in the resource area and accidentally filling the wetland.

Mr. Tittler asked about the depth to ledge in the back of the property for the cultecs. Mr. Gioiosa responded that they went down greater than 6 feet and did not hit ledge.

Mr. Tittler asked about the setback requirement. Mr. Gioiosa responded 25 feet. Mr. Tittler asked if there was any other locations for the cultecs. Mr. Gioiosa responded that they could move them closer together and bring one of them further from the UBA.

Mr. Hickey confirmed with Mr. Gioiosa that work is proposed extends approximately 15 feet into the UBA.

Agent Brown commented that she would like to see a planting plan or method to stabilize the slope in the back. She also noted that the detail for pavers doesn’t meet the town standards. Agent Brown recommended adding a bump out within the driveway for turning around to prevent the homeowners from having to back out onto Sprague Street.

Kathryn Elefterakis of 258 Sprague Street asked how deep the material is that was dumped in back as she recalls the dumping and it not being clean materials. Mr. Gioiosa responded that it is about 6 feet of construction debris and for purposes of the foundation, they do not need to get down to the bedrock; they just need to get to a stable base for a single family home. Ms. Elefterakis expressed concern with the water table being disturbed as a result of this proposal. She also informed the Commission that the Mile-a-minute Vine was present on the site.

Agent Brown requested more detail on pervious pavers be included in the Operations and Maintenance plan to help the current and any future homeowners understand how it must be maintained.

Mr. Hickey asked if they should require some control measures for the Mile-a-minute Vine. Ms. Radner explained that there is not much you can do besides try to remove it before it gets fruit.

Mr. Civian made a motion to continue 256 Sprague Street until November 16th, seconded by Mr. Hickey, UA.

8:24 PM: 235 & 243 Bussey Street- *ANJOM, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep – Demolition of existing structures on-site and construction of a new mixed use building (MSMP 2017-23).*

Scott Henderson explained that the proposal is for Anthony’s Wine and Liquors. Parking is proposed underground and out back. He agreed with the Commission that it was a tight fit. The garage is below water level, so they are proposing a waterproof foundation.

Mr. Tittler asked about whether the waterproof foundation would displace water to the neighbors or how that would be controlled.

Agent Brown recommended the Commission request $2,000 for a peer review.

Mr. Civian made a motion to request $2,000 from the applicant for a peer review, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to continue 235 & 243 Bussey Street until December 7th, seconded by Ms. Bugay, UA.

**Informal Discussion**

450 Sprague Street (Manor Fields) - *Status report and path forward (eg., re-delineation [ORAD issued 11/2013], stamped drawings, any other outstanding issues)*

The Order of Conditions was dated June 20th, 2014 and Agent Brown explained that since this is outside of the 3 year window, it is no longer possible to request an extension. Agent Brown recommended having a wetland scientist go out and flag, or to have a surveyor have the flags rehung. Agent Brown can then go out and check the flag placement. It is not necessary to record to original order now considering it was never done.

**8:49 PM: New Applications**

95 Eastern Avenue- *Dedham Marketplace, LLC, Applicant – David Johnson, Norwood Engineering, Rep – Milling, repaving, and reconfiguration of existing surface parking lot in Buffer Zone to Bordering Vegetated Wetland, Riverfront Area, and Bordering Land Subject to Flooding. Retrofitting of existing catch basins (DEP File #141-TBD, MSMP 2017-21)*

Agent Brown informed the Commission that the applicant requested that the hearing be opened and continued. This project will also require ZBA approval.

Mr. Tittler asked how they propose to manage trash on the site going forward considering there have been issues with this in the past. Agent Brown responded that they are initially asking for the requirements to be less than they are now, but she wants to ensure they remain the same at a minimum.

Ms. Bugay commented that she found a lot of issues with proposal.

Mr. Civian made a motion to continue 95 Eastern Avenue until November 16th, seconded by Ms. Bugay, UA.

**8:55 PM: Informal Discussion**

750 Providence Highway- *(141-0522) Complaint and Summons*

Agent Brown informed the Commission that a summons was received by the Commission and Town Counsel will respond.

Agent Brown explained that a Commissioner can only miss one hearing in order to be able to vote to approve and that Commissioner needs to listen to the audio from the meeting they missed to catch up.

637 East St-

Agent Brown informed the Commission that an application came through in the past which was heard but never voted on due to multiple continuation requests by the applicant. This will need to be closed out.

Ursuline Academy- *85 Lowder Street – Stormwater Certificate of Compliance*

Mr. Tittler made a motion to issue a Stormwater Certificate of Compliance as recommended by Agent Brown, seconded by Ms. Bugay, UA.

100 Garfield Rd-

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

Meeting Minutes

Mr. Civian made a motion to approve meeting minutes from October 5th and October 19th, seconded by Ms. Bugay, UA. (Mr. Tittler abstained from the 10/19 minutes)

Delapa Plaza- Agent Brown informed the Commission that there is an ongoing issue at Delapa Plaza where woodchips are being placed on the bank of Mother Brook. She is looking into the source of the issue to stop this from occurring.

Schoolmaster Lane- Agent Brown explained there was a wash out of the road onto the lot of a property owner on the same road. This has since been remediated. The applicant has now also hired a wetland scientist as recommended by the Agent and required within the Order of Conditions.

**9:08 PM:** Mr. Tittler made a motion to adjourn, seconded by Ms. Bugay, UA.