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

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

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

Members Absent: Laura Bugay and Joseph (Matt) Hickey.

Mr. Civian called the meeting order at 7:03 PM.

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 December 21st, seconded by Mr. Tittler, UA.

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

Mr. Civian made a motion to continue 235 & 243 Bussey Street until December 21st, seconded by Mr. Tittler, UA.

7:05 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 representing the DCR.

Mr. Civian confirmed with Mr. Orcy that the O&M plan for the diversion structure was provided to the Agent in the last couple of weeks.

Mr. Tittler asked if a monthly inspection schedule would be more onerous than it needs to be. Mr. Orcy responded that monthly inspections are something they are already doing regularly.

Agent Brown informed the Commission that she has prepared a draft Order of Conditions and recommends approval.

Ms. Radner reminded the Commission about the ash trees on the property and asked if there is anything they should add to the conditions considering the issue with the Emerald Ash Borer.

Mr. Civian responded that they should add condition on managing the Emerald Ash Borers on the property according to the state’s guidelines.

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

Mr. Civian made a motion to issue an Order of Conditions for 267 Providence Highway, seconded by Mr. Tittler, UA.

7:15 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 IVW (Dedham NOI only) (Dedham NOI 2017-01, MSMP 2017-22).*

Applicants Corey and Dawn Amaral were present along with Steve Gioiosa of SITEC. Mr. Gioiosa reviewed changes to plans since the last meeting. A fence was added to the plans to for demarcation. An updated Operations and Maintenance plan was provided and the homeowners will be provided with some information on the Mile-a-minute vine even though they were not able to locate any on the site. The applicants request for a waiver was described.

Mr. Civian confirmed with Mr. Gioiosa that the waiver is for the UBA range of 55- 58 feet, which is located 41 feet from the house and approximately 15 feet to the limit of alteration.

Mr. Tittler asked if the Order of Conditions requires recording of the Operations and Maintenance Plan. Agent Brown confirmed that it does, and that is included in the conditions of approval.

Mr. Civian confirmed with Mr. Gioiosa that a written waiver request was received by the Commission.

Mr. Civian made a motion to close the public hearing for 256 Sprague Street, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to grant a waiver as requested by the applicant, seconded by Mr. Tittler, UA.

Mr. Civian made a motion to issue an Order of Conditions for 256 Sprague Street, seconded by Mr. Tittler, UA.

7:24 PM- 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 BVW, BLSF, and Riverfront Area, basins (DEP File #141-0529, MSMP 2017-21).*

David Johnson was present from Norwood Engineering to represent the applicant, Acton Management.

Mr. Johnson explained that the original Order of Conditons for the parking lot dates back to the 1980’s but the parking lot has never really been used. The applicant only wants to repave the site at this time. In this request they have reduced the amount of impervious area by approximately 10,000 square feet, and this will still leave them with excess parking spaces. Landscaped areas are being proposed. They are also proposing to clean and retrofit the catch basins on the site. There are 2 existing oil grit chambers, which they are proposing to clean out and inspect for functionality.

Mr. Smith asked if there if this proposal includes any work to be done on the right of way. Mr. Johnson confirmed it does not.

Ms. Radner commented that there is a large pile of salt on southeast corner of the site. Mr. Johnson will notify the owner.

Mr. Tittler confirmed with Mr. Johnson that there is not a landscape plan yet.

Agent Brown commented that the erosion control should be brought outside of the limit of work. She also mentioned the opportunity on the site for LID measures to be taken such as rain gardens and tree box filters. Mr. Johnson responded that both require underdrains, but they could do shallow rain garden type systems on the islands.

Mr. Civian made a motion to continue 95 Eastern Avenue until January 4th, seconded by Mr. Tittler, UA.

7:51 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 (8thhole). (DEP File #141-0528).*

Mike Toohill was present from BSC Group. He explained that since the last hearing a memo and a plan were submitted. Information was included on the cart path design and the rate of refill as requested by the Commission. He explained that refilling the pond will happen very quickly. He reviewed the challenges that come with each season as it related to impacts to business and environmental impacts and explained why they are still suggesting to do the work in mid- November into early December next year. He explained that they could make an effort to move many of turtles out of the system ahead of time. He added that they could do seclusion fencing. Mr. Civian commented that although he understands there would be impacts to the business, they could still plan to start a little earlier for the one year to allow less impact to the amphibians.

Mr. Toohill described the bank stabilization explaining that it would include 2 rows of coconut fiber rolls, loam, native seed mix and turf.

Mr. Toohill explained that the fee waiver calculates to approximately $62,000. They are requesting the fee be adjusted back to approximately $10,000. Mr. Toohill explained that there is a public purpose on the site, and he had made that case last time. He wondered if the Commission would categorize this public purpose as “overwhelming” and therefore able to qualify for a fee waiver.

Ryan Kenny, Club Manager, will prepare a list of public purpose and values for the Commission to consider in making their decision on the fee waiver.

Mr. Civian made a motion to continue 124 Country Club Lane until January 4th, seconded by Mr. Tittler, UA.

**8:15 PM:** West Roxbury to Needham Reliability Project, *Eversource, Applicant – Michael Howard and Jeremy Fennell, Epsilon, Rep.*  (DEP File # 141-0530).

Jeremy Fennell of Epsilon was present. He explained that due to limitations of use Eversource wouldn’t want to replant trees in that area as they would just get cut by vegetation crews next time they went through. Impervious area will be added but there doesn’t seem to be any stormwater impacts. Structures 316 and 317 are in BVW.

There is a fee waiver request asking the Commission to consider a reduced fee from $14,000 to $800 as $800 is the calculation for permanent impacts to the site; the rest are only temporary impacts.

Mr. Civian made a motion to continue the West Roxbury to Needham Reliability Project until December 21st, seconded by Mr. Tittler, UA.

**8:30 PM:** 195 Highland Avenue- Kanayo Lala, A Francis Contracting, Rep. *Construction of a new single family dwelling on an undeveloped lot (MSMP 2017-24).*

Mr. Civian made a motion to continue 195 Highland Avenue until December 21st, seconded by Mr. Tittler, UA.

**8:35 PM:**225 Riverside Drive, David Thompson, Applicant – David Johnson, Norwood Engineering, Rep*. – Notice of Intent for the replacement of retaining walls at an existing SFD in Riverfront Area and Buffer Zone (DEP File # 141-TBD)*

David Johnson was present from Norwood Engineering representing the applicant, David Thompson. He explained that there are 3 retaining walls holding the house in place. They are proposing to remove the wall, and to construct 3 new walls, all of which will be 4 feet in height or less.

Agent Brown asked about alternatives. Mr. Johnson responded that they could build just 1 wall, but anything over 4 feet in height needs a special permit from Zoning Board of Appeals which they were intending to avoid.

Agent Brown asked Mr. Johnson to demonstrate there is no net increase to the impervious area and also to prove how the proposed work is an improvement to area. She would also like him to provide a planting plan.

Mr. Civian made a motion to continue 225 Riverside Drive until December 21st, seconded by Mr. Smith, UA.

**8:49 PM:** 397 Whiting Avenue, Richard Howdy, Applicant – Paul Lindholm, Rep. – *Major Stormwater Management Permit for the demolition of an existing SFD and construction of a new 2-family residence (MSMP 2017-25).*

Paul Lindholm was present representing the applicant, Richard Howdy. He explained that this is a proposed 2 family home. It has already gone through the Board of Appeals. The total area is 10,781 square feet.

Mr. Lindholm explained if there is ledge, they may need to return to the Commission to propose a smaller infiltration structure.

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

Mr. Civian made a motion to issue a Major Stormwater Management Permit for 397 Whiting Avenue as recommended by Agent Brown, seconded by Mr. Tittler, UA.

**Informal Discussion-**

2018 Meeting Schedule- Mr. Civian commented that the only potential conflict he sees is the meeting scheduled for July 5th. He suggested taking another look at that date when it gets closer to determine if there will be a quorum.

2nd Draft Stormwater Regulations-Mr. Civian may get another draft copy out to the Commission to review in the next week. He commented that the fee regulations should also be updates. The final draft of the regulations should be brought before a public hearing.

Meeting Minutes – Meeting minutes were presented from 11/16/17. The Commission would like more time to review and will address at the next meeting.

9:10 PM: Mr. Tittler made a motion to adjourn, seconded by Ms. Radner, UA.