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

Thursday, December 21, 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.

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

Mr. Civian made a motion to continue the following items until January 4th:

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

Ms. Bugay seconded the motion to continue, UA

7:05 PM: West Roxbury to Needham Reliability Project, Eversource, Applicant – Michael Howard and Jeremy Fennell, Epsilon, Rep. *Installation of three new transmission wire poles in BVW, BLSF, and Riverfront (DEP File # 141-0530).*

Mr. Civian made a motion to table this hearing until a representative for the project is available, seconded by Ms. Bugay, UA.

7:05 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 # 141-0531)*

David Johnson was present from Norwood Engineering

Mr. Johnson explained that since the Commission had requested additional information on how the retaining walls would be constructed, he has provided the Commission with a typical cross-section detail of the retaining walls. Additionally, a planting plan for in between the walls was completed by EcoTec which includes plants along the base of the wall, and also between the 2 tiers. An alternatives analysis was put in writing which included the options of leaving the wall as it exists or constructing only 1 wall with an increased height. The issue with the higher wall is that it would involve additional permitting and also additional engineering and construction costs for the homeowner.

Mr. Johnson explained that the retaining wall would add an additional 250-270 square feet of impervious area.

Ms. Bugay referenced the planting plan and commented that red cedars may not work in-between the walls as she suspects the roots will cause an issue with the wall. Mr. Johnson will pass this message along to EcoTec.

Mr. Civian made a motion to close the public hearing for 225 Riverside Drive, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to issue an Order of Conditions for 225 Riverside Drive as recommended by Agent Brown, seconded by Mr. Tittler, UA. (Mr. Hickey abstained from voting)

7:15 PM: West Roxbury to Needham Reliability Project, Eversource, Applicant – Michael Howard and Jeremy Fennell, Epsilon, Rep. *Installation of three new transmission wire poles in BVW, BLSF, and Riverfront (DEP File # 141-0530).*

Jeremy Fennell was present from Epsilon.

Agent Brown recommended that an Order of Conditions be issued.

Mr. Tittler made a motion to grant the fee waiver as recommended by Agent Brown, seconded by Ms. Bugay, UA.

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

Mr. Civian made a motion to issue an Order of Conditions for the West Roxbury to Needham Reliability project, seconded by Ms. Bugay, UA. (Mr. Hickey abstained from voting)

7:15 PM – 93 Alden Street, Alena Pelipenko -Applicant; Rich Kirby, LEC – Rep *Addition and driveway extension at an existing SFD located in Buffer Zone to BVW. (DEP File #141-0531, mSMP 2017-01)*

Agent Brown introduced the proposal and explained that the applicant would like to continue until January 18th to make additional changes to the plans.

Mr. Civian commented that the lot doesn’t support the amount of development they would like to have, so he feels the applicant will have a hard time meeting requirements for an approval.

Ms. Bugay asked that the applicant tell the Commission where they want lawn area, trees to be removed, moving the shed, etc. in their revised plans.

Mr. Civian added that a delineation or demarcation of the area not to be disturbed would be useful.

Ms. Bugay made a motion to continue 93 Alden Street until January 18th, seconded by Mr. Tittler, UA.

**Informal Discussion-**

Mr. Civian commented that he has not yet worked on the Stormwater Regulations.

Meeting Minutes-

Mr. Civian made a motion to approve the meeting minutes from 11/16/17 with edits, and also for 12/07/17 as written, seconded by Ms. Bugay, UA.

Motherbrook Trail- Mr. Civian commented that he had received an email from Brian Keaney to do work on this trail.

Agent Brown commented that a trail system behind the Delapa Plaza is possible.

Ms. Bugay will contact Joe Heisler to make sure he is aware as she attends the Motherbrook Community Group meetings.

Agent Brown commented that she intends to request an intern to work on Wetlands Regulations and fees.

Agent Brown confirmed that the ConCom Vacancy has now been posted.

92 Country Club Rd- Agent Brown asked about whether admin approval for the new septic system would be acceptable as it will be as much out of 100’ buffer zone as possible. Mr. Civian was ok with this. He was on the fence about whether the other work would be best suited as an RDA or NOI.

7:44 PM: Mr. Tittler made a motion to adjourn, seconded by Ms. Bugay, UA.