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

Thursday, January 18, 2018, Dedham Town Hall- Lower Conference Room

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

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

**Informal Discussion**

110 Meadow Road (Lot 4) COC 141-0476

Mr. Civian made a motion to issue a Certificate of Compliance for 110 Meadow Road as recommended by Agent Brown, seconded by Ms. Bugay, UA.

 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)*

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 both 93 Alden Street and 195 Highland Avenue until February 1st, seconded by Ms. Bugay, UA.

637 East Street, Frank Gobbi, Applicant – John Glossa, Rep. - *The Applicant has submitted a revised plan for the roadway and utilities- (DEP File # 141-0486).*

John Glossa was present from Glossa Engineering representing Frank Gobbi, the applicant. He reminded the Commission of the history of this project and that previous approvals were attained under the previous rules. He explained that the applicant tried to do everything in best interest of the Conservation Commission and the applicant is concerned that he may lose rights to 8 or 10 of the previously approved lots due to the current Conservation rules.

Mr. Civian commented that applicants are all held to the current standards, he is not aware of any grandfathered rights by the applicant but if Mr. Glossa believes there are grandfathered rights he should provide that documentation to the Commission. He suggested that Mr. Glossa write up a brief letter documenting what they would like the commission to find, any legal rights they have, and what rules they want the Commission to apply to the project.

Mr. Tittler added that unless the applicant meets the burden of proof for any grandfathering, the standard conditions would apply.

Mr. Civian asked if this is intended to be a public road. Mr. Glossa responded that would be their preference.

Charles Genest, an abutter, asked if there was ever any determination of this area being in a flood zone or not.

Agent Brown responded that the latest flood map does show it being in a flood zone.

Mr. Genest commented that he pays flood insurance and he also knows that it was updated in 2013 and 2016 to include even more properties on Wentworth located in the flood zone.

Mr. Genest questioned the 3rd party review process and the result of it. He also commented that the last round of this included several cancellations of the hearings which was inconvenient for abutters who were trying to follow along.

Kylie Calzone asked the Commission to consider the easement that runs between Wentworth and the property and commented that the easement does fill up with water during rain or snow events.

Mr. Civian made a motion to continue 637 East Street until March 1st, seconded by Ms. Bugay, UA.

**7:38 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 #141-0528).*

Agent Brown recommended keeping the public hearing open and continuing until the next meeting where she recommends that the Order of Conditions be issued.

Mr. Civian made a motion to continue 124 Country Club Rd until February 1st, seconded by Ms. Bugay, UA.

**7:42 PM:** 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).*

Scott Henderson was present from Henderson Consulting and explained that they have done a significant retooling of the site plan. He is hoping to have a full set of plans submitted by next week so that they can begin to be peer reviewed and they will be ready to come back in a month or so.

Michelle Kaiserman of Allen Lane asked if an Operations and Maintenance plan will be submitted since treatment plans will be different for the regular asphalt they are proposing and the permeable asphalt.

Michelle Kaiserman also noted that a minimum of “C” soils is needed for permeable pavers, and the site has D soils.

Mr. Henderson responded that she is correct, however, they are not proposing to use the permeable pavers as an infiltration BMP and therefore a C soil would not be required.

Mr. Civian made a motion to continue 235 & 243 Bussey Street until February 15th, seconded by Mr. Tittler, UA.

92 Country Club, Robert Naser, Applicant  - Scott Henderson, Henderson Consulting Services, Rep – *2nd floor addition to existing SFD in 100-ft BZ and UBA (RDA 2018-01)*

Scott Henderson was present with the applicant, Robert Naser, who is currently under agreement with this property. Mr. Henderson explained that the applicant wants to renovate the single family home and also add a second level to the structure.

Agent Brown recommended that a Negative Determination of Applicability be issued.

Ms. Bugay asked what type of materials they plan to stockpile on the NW side.

Mr. Henderson responded that it is a fairly level area, and they would store building materials such as lumber, pipes, etc. as they come in.

Mr. Tittler confirmed with the applicant that this work would be worthwhile even if the NOI they plan to submit in the future were to be denied.

Mr. Civian made a motion to issue a Negative Determination of Applicability as recommended by Agent Brown, seconded by Ms. Bugay, UA.

**7:56 PM:** 28 Mac’s Place, Tim Chan and Laura Bradbury, Applicant  Scott Henderson, Henderson Consulting Services and Scott Goddard Consulting, Rep**–***Proposed new SFD on undeveloped lot in 100’ BZ and UBA  (DEP #141-TBD; MSMP 2018-04)*

Scott Henderson of Henderson Consulting was present with Scott Goddard of Goddard Consulting representing the applicants Tim Chan and Laura Bradbury.

Ms. Bugay asked for a calculation of the area to be disturbed within the UBA. Mr. Henderson responded that he would need to calculate that and get back to her. Mr. Goddard responded that it is a little over 2600 square feet.

Mr. Hickey asked them to consider if this is the best orientation of the house in relation to the wetlands.

Mr. Civian commented that the footprint of the house could be smaller and taken out of the UBA. He is concerned about any approvals to work within the UBA as they will set precedent for future proposals by allowing development in areas that are considered “undisturbed.”

Agent Brown informed the Commission of waivers that were requested that will need to be reviewed. She also believes there is a need to confirm the wetland delineation as soon as the weather cooperates.

Mr. Civian commented that he would like to know what hardship there would be in keeping the house outside of the UBA.

Lynn Venna, an abutter, asked if they plan to do any work on Mac’s Place.

Mr. Henderson described the proposed sewer connection.

Ms. Venna explained that it would impact her garden, which is located in the right of way, so she just wants to be prepared.

John Cardi, an abutter, asked if the address would be Mac’s Place or Icehouse due to the proposed frontage on Icehouse.

Mr. Civian responded that if appropriate the address will be reassigned by the Town through the process.

Mr. Civian made a motion to continue 28 Mac’s Place until February 25th, seconded by Ms. Bugay, UA.

Lots 232 233 Dedham Boulevard, 94 Dedham LLC – App – John Glossa, Glossa Engineering, Rep – *new SFD on undeveloped lot (MSMP 2018-02)*

Ms. Bugay commented that Dedham Boulevard is well above the elevation of these lots and there is drainage issues in this neighborhood.

Agent Brown explained that this had not yet been sent to the Dedham Engineering Department to review.

Mr. Glossa asked about the necessity of the requirement for a perc test.

Agent Brown responded that falling head permeability tests have been done by other applicants. She would need to coordinate with Dedham Engineering on this.

Mr. Civian responded that he thinks the Commission should push back to Dedham Engineering about the perc test requirement as he believes that the MassDEP Stormwater Handbook calls for a different test.

94 Dedham Boulevard, 94 Dedham LLC – App – John Glossa, Glossa Engineering, Rep–*Demolition of existing house and construction of a new SFD (MSMP 2018-03)*

Mr. Glossa explained that the net result will be less impervious square footage.

Agent Brown would also like to submit this to Dedham Engineering for review.

Mr. Civian made a motion to continue both Lots 232 & 233 Dedham Boulevard and 94 Dedham Boulevard until February 15th, seconded by Ms. Bugay, UA.

**8:40 PM**: Argyle Road at Moseley Road, Joseph Flanagan, DPW, Applicant– *Road repair in 100-ft BZ (RDA 2018-02)*

Joseph Flanagan, Director of the Dedham Department of Public Works, was present. He explained that the current conditions of the road are half pavement and half dirt, with some flooding. There is a large depression in the road. The road is a private way, but for the necessity of the road to be passable by bus and emergency vehicles, the DPW plans to do this work.

Agent Brown explained that for now the DPW plans to remove the fill that was placed on the road by an unknown party, regrade, and place stone so that the road can be passable by emergency vehicles.

Eddie King, an abutter, questioned whether there will be any impacts to Sprague Street. Mr. Flanagan confirmed there should be no impacts to Sprague Street from this work.

Ken S., an abutter on Argyle Rd commented that his daughter got stuck on the road in its current condition and had to be pulled out of the hole.

Mr. Civian made a motion to issue a Negative Determination of Applicability as recommended by Agent Brown, seconded by Ms. Bugay, UA.

**8:54 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).*

Agent Brown explained that she still does not have a final plan from the applicant.

Mr. Civian made a motion to continue 1000 Washington Street until February 1st, seconded by Ms. Bugay, UA.

**Informal Discussion-**

2nd Draft Stormwater Regulations- No update.

Meeting Minutes – Mr. Civian made a motion to approve the minutes from 12/21/17 with a minor edit by Ms. Bugay, seconded by Mr. Hickey, UA.

MACC Annual Conference- Agent Brown informed Commissioners that the MACC Annual Conference will be held on Saturday, March 3RD. Anyone interested should let her know so that she can get them registered.

Conflict of Interest Law- Agent Brown handed out information on the Conflict of Interest Law requirement for all staff and commissioners.

**9:00 PM**: Ms. Bugay made a motion to adjourn, seconded by Ms. Radner, UA.