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

Thursday, April 19, 2018, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Joseph Smith, Joseph (Matt) Hickey, Michelle Kasyerman, Nathan Gauthier (Alternate)

Also in attendance: Elissa Brown (Agent), Jennifer White Tahiraj (Assistant), Sean Hanley (Alternate) arrived later in the meeting.

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

Mr. Civian made a motion to continue the following applications to May 3, 2018:

* + **195 Highland Street - Kanayo Lala/Robert Oellette, A Francis Contracting ,Rep.** Construction of a new SFD on an undeveloped lot (MSMP #2017-24).
  + **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).
  + **Elm Street and Rustcraft Road, Jason Mammone, App. – Matthew Crowley, Beta Group, Rep.** – Notice of Intent and Stormwater Management Permit for roadway widening and pavement milling and overlay, sidewalk reconstruction, high visibility crosswalk beacons, and new signs and pavement markings in the Buffer Zone, Bordering Vegetated Wetlands Land Under Water, Bank, Bordering Land Subject to Flooding, and Riverfront Area (DEP File #141-0534, MSMP 2018-06*).*
  + **270 & 290 Bussey Street, Delapa Plaza East, Inc., App – Jim Devellis, DeVellis Zrein, Inc – Rep. –** Notice of Intent and Major Stormwater Management Permit for commercial/residential redevelopment of an existing commercial building in Buffer Zone to Bordering Vegetated Wetlands, Bank, and Land Under Water; and Riverfront Area (DEP File # 141-0535, MSMP 2018-07)
  + **28 Mac’s Place, Tim Chan and Laura Bradbury, Applicant Scott Henderson, Henderson Consulting Services and Scott Goddard Consulting, Rep–** New Single Family Dwelling (SFD) (DEP #141-0533; MSMP 2018-04).

The motion was seconded by Joseph (Matt) Hickey, and all were in favor.

Agent Brown gave an update on 195 Highland Street, a real estate broker had indicated that the property was now for sale.

Agent Brown also updated the commission on Emerald Ash Borer. The Environmental Coordinator had arranged a talk on Emerald Ash Borer that was open to the public, and information regarding Earth Day was distributed.

***1*000 Washington Street, Joseph Moussalli, Applicant – Michael Joyce, Joyce Consulting Group, Rep** –3-story mixed use redevelopment with 2,800 sf of proposed commercial space and 28 residential units above (MSMP 2017-18).

Gerald Nasir was attending for Mike Joyce. He explained the project to the commission. It will be mixed –use commercial and residential. He shared an aerial view of the property with the commission, and a drawing of the proposed project. A third party reviewer had already reviewed the project and made a few adjustments.

There are proposed special conditions that were previously reviewed by the applicant and Dedham Engineering.

The permit would not be released until a hard copy of the plans had been received. Therefore the permit had been dated for the following Thursday, April 26, 2018.

Mr. Civian made a motion to close the public hearing. Mr. Hickey seconded the motion, and all were in favor.

Mr. Civian made a motion to issue a Major Stormwater Permit as recommended by Agent Brown with special conditions. Mr. Smith seconded the motion. Let the record show that there were three votes in favor, and one abstention, it was approved.

**97 Westfield Street, Christopher Cheever, App. – David Johnson, Norwood Engineering, Rep.** –Addition to an existing SFD, demolition of an existing garage and upgrade/relocation of the existing septic system (DEP File # 141- 0536, MSMP 2018-09)

David Johnson was in attendance for the project. The Order of Conditions was drawn up with special conditions and Mr. Johnson indicated that he had reviewed them and agrees with them.

Mr. Civian made a motion to issue the Order of Conditions and issue a Major Stormwater Management Permit. The motion was seconded by Mr. Hickey, and all were in favor.

**95 Eastern Avenue, Dedham Marketplace, LLC, Applicant – David Johnson, Norwood Engineering, Rep –** Milling, repaving, and reconfiguration of existing surface parking lot, and retrofitting of existing catch basins (DEP File #141-0529, MSMP 2017-21).

David Johnson was in attendance for the project. Agent Brown explained that the hearing had been closed at the last meeting and a draft Order of Conditions had been drawn up. The OoC had been reviewed by the applicant and was acceptable.

Mr. Civian made a motion to approve the Order of Conditions and issue a Major Stormwater Management Permit. Mr. Hickey seconded the motion. It was approved with three Yes votes, and one abstention.

**64 Etna Road, SJS Construction Co**., Inc., Applicant – David Johnson, Norwood Engineering, Rep. – Demolition of existing single family dwelling and construction for new single family dwelling (MSMP 2018-14)

David Johnson was in attendance for the project. The commission had not had time at the last meeting to write up the Order of Conditions for this project and therefore it had been left open. It was now ready to be closed as there were no outstanding issues.

Mr. Civian made a motion to close the public hearing. Mr. Hickey seconded the motion and all were in favor.

Mr. Civian made a motion to issue a Major Stormwater Management Permit. Mr. Hickey seconded the motion and all were in favor.

**Informal Discussion**

*Dock* – During discussions with the Director of Finance Agent Brown had discovered that the commission was in possession of money in a very old account called a Conservation Gift Fund ($7,920) and also a Waterways Protection Fund ($10k). There are no restrictions on using this money. Agent Brown had discussed with Environmental Coordinator Virginia LeClair to purchase a dock for the Town Landing where it was currently very muddy. Agent Brown said it could be requested to buy an EZ Dock at $9,900 not including labor.

Some discussion ensued as to maintenance of the dock, permitting, and giving Parks and Recreation a chance to weigh in. Agent Brown expressed that it would take permitting under a Notice of Intent.

The commission would like to investigate maintenance, storage, and warranty for the dock, and notifying abutters before approving the project. Mr. Civian would also attend the Parks and Recreation meeting to discuss the project with them.

*Garlic and Mustard Season* – Some towns put up lawn signs to notify residents that it is garlic mustard season. Agent Brown would like to have Dedham do the same. Garlic Mustard is an invasive that crowds out vegetation and is a threat to small animals and some species of butterflies. Cost to buy signs would be under $350 and would come from the Conservation Gift Fund mentioned above.

Mr. Civian made a motion to approve a $350 expenditure from the Conservation Gift Fund for lawn signs. Mr. Hickey seconded the motion, and all were in favor.

*Escrow Account* – Regarding 1000 Washington Street’s 3rd party review, the commission had requested $2000 from the applicant to pay for the review, and this money was held in escrow until the permit was issued. The reviewer charged the Town $1600, and therefore $400 should be returned to the applicant. The Director of Finance requires a written letter and vote from the commission explaining that this money should be returned before she can issue it.

Mr. Civian made a motion to issue a $400 refund to the applicant of 1000 Washington Street. Mr. Hickey seconded the motion, and all were in favor.

*Minutes* – The March minutes would need to be tabled until the next meeting.

*Violation Letters* – Agent Brown explained that she would like to issue some violation letters to various residents for infractions. All of the residents except one had been sent notice of the violations in the past. As a second infraction she would like to request the residents attend the next meeting. As protected resources of the State, it is the commission’s duty to protect those resources and therefore inform the residents.

*Drone* – Mr. Hickey had volunteered his nephew to fly his drone around town to take pictures of any areas we would like that may be inaccessible, or difficult to view from ground level. Possible locations would be flood zones, site surveys, existing access to Wigam Pond, and the public cleanup around MotherBrook to show the debris.

Thank you – Thanks was given to outgoing commissioners Joseph Smith and Joseph (Matt) Hickey. The two alternates can step in for the next meeting without any further action.

Openings on Commission - There will be three openings on the Commission which anyone can apply for by filling out an application May 6th – May 16th. Applications are open to anyone in the public.

The meeting was adjourned at 7:50 pm.