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

Thursday, May 17, 2018, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Andrew Tittler, Stephanie Radner, Michelle Kasyerman, Nathan Gauthier (Alternate)

Also in attendance: Elissa Brown (Agent), Jennifer White Tahiraj (Assistant)

Mr. Civian called the meeting to order at 7:04 PM.

Mr. Civian asked if anyone from the public was in attendance for the following applications; none were:

* + **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).
  + **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)
  + **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).
  + **30 Milton Street and 36 Sawmill Lane, Motherbrook Realty Trust, App** – Jim DeVellis, DeVellis Zrein, Rep. - Redevelopment of a commercial 2-story building by adding one additional story of commercial space and two stories of residential space, as well as improvements to the existing landscaping, parking and stormwater system (DEP File # 141- 0538, MSMP 2018-10).

Mr. Civian made a motion to continue those applications to June 7, 2018. Laura Bugay seconded the motion and all were in favor.

**637 East Street, Frank Gobbi, Applicant – John Glossa, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486)*.*

Donald Seaberg from Glossa Engineering was in attendance to represent the project. He distributed to the Commission responses to the comments that were previously made. He explained that the roadway was complete except for final grading and paving and suggested a meeting with N. Buttermore and G. Guimond. Mr. Civian remarked that the core issue that needed to be determined was - does the proposal need a Major Stormwater Management Permit? Mr. Civian explained that there was currently a difference of opinion on what the standards that needed to be met. Mr. Tittler suggested that it may be useful to see the partial Certificate of Compliance. Agent Brown commented that the applicant had been requested to submit a list of waivers that would be required for a MSMP, but that one had not been received. Mr. Civian asked if there were any comments from the public, and Mr. Charles Jenest from Wentworth Street requested a list of what had been approved within the project. This will be provided to him as they are public documents.

Mr. Civian made a motion to continue the proposal to the June 7, 2018 meeting, and Ms. Bugay seconded the motion. All were in favor.

**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).

Scott Henderson was in attendance to represent the project. He indicated that the new address for the project was now **75 Icehouse Lane**. He updated the commission on changes that had been made, such as reduced setbacks, tree replacement, and the house being shifted outside the UBA. Mr. Henderson will submit revised plans and hopes to close the matter at the next hearing date.

Ms. Bugay commented that the remaining tree may need pruning before house construction and should be considered as part of site clearing and grubbing. Mr. Gauthier suggested adding monuments to delineate the UBA. Ms. Radner commented that if the trees had Emerald Ash Borer they can be treated.

Ms. Bugay commented that the remaining tree may need pruning before work begins. Mr. Gauthier suggested adding monuments to delineate the UBA. Ms. Radner commented that if the trees had Emerald Ash Borer they can be treated, or would likely be lost.

Mr. Civian made a motion to continue the proposal to the next meeting date of June 7, 2018. Ms. Bugay seconded the motion and all were in favor.

**38 Icehouse Lane and 13 Powers Street, Supreme Development, Inc., Application – Scott Henderson, Henderson Consulting, Rep**. – New single family dwelling (DEP File #141-0542; MSMP 2018-03).

Mr. Henderson was in attendance to represent the project. He informed the commission that responses from the DEP and Town Counsel had been received. He noted that DEP had stated even though the stormwater management BMPs are off-site, that does not mean they are exempt from the Riverfront Protection Act’s standards, but that structural stormwater management measures may be allowed in the Riverfront Area only when there is no practicable alternative.

Mr. Tittler noted that without the stormwater BMP in the right of way, the project will alter less than 5,000 square feet and thus could be approvable under the MA WPA. Mr.Gauthier questioned whether there might be better alternatives for the roadway, such as pervious pavement. Mr. Tittler questioned whether a request for a waiver had been submitted for work within the UBA.

Mr. Henderson stated that the required alternatives analysis would be submitted before the next hearing, as well as a legal response. Mr. Civian stated that he would like to see a complete NOI package submitted for review by the Commission. Agent Brown stated that this should include a survey of potentially impacted trees.

Paul Lombardi, Powers Street, questioned whether the hammerhead proposed was sufficient for emergency access. To which Mr. Henderson replied that the Fire Department had approved the proposed layout.

Mr. Henderson offered to request the original plan from Glossa Engineering that had accompanied the 1996 denial of an Order of Conditions.

Mr. Civian made a motion to continue the proposal to the next meeting date of June 7, 2018. Ms. Bugay seconded the motion and all were in favor.

**235 Common Street** – Response to NOV

Previously Agent Brown had issued a violation notice at 235 Common Street regarding mowing work that she discovered in the resource area behind the house. Mr. Richard Irving, property owner at 235 Common Street, addressed the commission regarding this matter. Mr. Irving gave the history of the property, explaining public canoe access had increased to the river in general and he was having resulting trespassing issues, and detailing the invasive species buckthorn in the area. He had initially wanted to clear the buckthorn and now realizes he should have applied for an application from the commission to do so.

Mr. Civian recommended that Mr. Irving hire a wetland scientist to propose approvable projects that could help the owner’s issues, while maintaining the wetland protection under state law. Mr. Irving agreed to do so and Agent Brown will give him the names of some wetland scientists to choose from. Mr. Civian remarked that the commission was willing to hold off on enforcement actions while the applicant works to rectify the situation. The commission would like an update in 60 days as to the progress, and would like Mr. Irving to submit a Notice of Intent for any proposed work.

Mr. Civian made a motion to continue the matter until the July 19, 2018 meeting. Mr. Gauthier seconded the motion, and all were in favor.

**31 Channing Road – Modification to Stormwater Management Permit**

New owners of the property would like a smaller driveway and would like it paved instead of the gravel the previous owners had planned on.

Mr. Civian made a motion to approve the modification of the Stormwater Management Permit based on Agent Brown’s recommendation. Ms. Bugay seconded the motion, and all were in favor.

**Lot 1 Schoolmaster Lane, Supreme Development, Inc. App – Michael Carter, GCG Associates, Inc., Rep**. – Major Stormwater Management Permit for a new single-family home with a deck, porch, and driveway (MSMP 2018-16).

No representative was present for the application. Agent Brown summarized the proposed stormwater controls. Ms. Kayserman noted that the infiltration gallery was not likely to be able to store the required 2 inches of stormwater over new impervious surfaces since the invert to the discharge pipe was set 6-inches from the bottom of the system. Ms. Bugay concurred that was reason for concern. The Commission suggested that this issue be resolved prior to approval.

Mr. Civian made a motion to continue the matter until the June 21, 2018 meeting. Mr. Gauthier seconded the motion, and all were in favor.

**25 Boathouse Lane** - Request for Extension of OOC

The applicants requested an extension of the Order of Conditions. Progress on this project has been slow, but continuing. Agent Brown noted that the applicant plans to submit an amendment to the NOI in the near future.

Mr. Civian made a motion to grant an extension of the OoC, Ms. Bugay seconded the motion and all were in favor.

**Meeting Minutes**

The minutes of the Conservation Meeting on May 3, 2018 were approved with minor changes.

***Funds***

**Town Landing** – Agent Brown addressed the Commission regarding the previously discussed dock at Town Landing. Virginia LeClair, Environmental Coordinator, would be the applicant. A Letter of Support will be requested from the Parks and Recreation Department.

**Dedham Civic Pride**

Agent Brown asked the commission if they would like to purchase a flower box as in previous years. They replied they did. Mr. Civian suggested that he contribute $75, and requested that other Commissioners contribute $10 each.

**4 Liana Lane**

The owners would like to put in an irrigation system. The approved MSMP does not allow use of DWWD water for irrigation. However, the Commission has allowed an automatic underground system on another property on Liana Lane. Given that an irrigation system has already been allowed on the street that has appropriate automatic sensors, the Commission determined that 4 Liana Lane should also be allowed to install one as long as it conformed to the requirements of the DWWD.

Mr. Tittler made a motion to adjourn the meeting at 8:52 pm. Ms. Bugay seconded the motion and all were in favor.