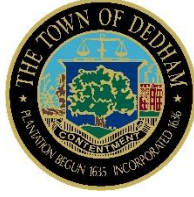


Laura Bugay, Chairperson  
Andrew Tittler, Vice  
Chairperson  
Stephanie Radner, Associate  
Michelle Kayserman, Clerk  
Leigh Hafrey, Associate  
Nick Garlick, Associate  
Nathan Gauthier, Alternate  
Sean Hanley, Alternate  
Elissa Brown, Agent  
Renee Johnson, Administrator



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## TOWN OF DEDHAM CONSERVATION COMMISSION

### MINUTES OF JANUARY 3, 2019

Pursuant to the notice filed with the Town Clerk, the meeting of the Conservation Commission was held in the Lower Conference Room at Dedham Town Hall, 26 Bryant Street, at 7:04 p.m. on Thursday November 1, 2018.

#### **The following Commissioners were present:**

Laura Bugay, Chair  
Andrew Tittler, Vice Chair  
Stephanie Radner  
Michelle Kayserman, Clerk  
Eliot Foulds  
Leigh Hafrey  
Nick Garlick  
Sean Hanley-Alternate  
Nathan Gauthier-Alternate

#### **The following staff were also present**

Elissa Brown, Agent  
Renee Johnson, Administrator

Commissioner Bugay called the meeting to order at 7:00 pm. in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Dedham Wetlands Bylaw, and the Dedham Stormwater Management Bylaw.

#### **CONTINUANCES:**

- 339 Washington Street, Garnett Realty Trust, Applicant – Sue Harrington, GCG Engineering, Rep.
- 235 & 243 Bussey Street, ANJOM, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep.

Commissioner Bugay moved to continue the above applications until January 17, 2019. Mr. Tittler seconded. All were in favor.

## APPLICATIONS OPENED PREVIOUSLY

**270 & 290 Bussey Street, Delapa Plaza East, Inc., App – Jim Devellis, DeVellis Zrein, Inc – Rep.** – Jim DeVellis was present for the Applicant.

### Documents reviewed:

- Site Development Plans Mixed Use Development 270 Bussey Street Dedham Massachusetts; prepared by DeVellis Zrein Inc (not stamped); dated January 24, 2018 and last revised December 26, 2018.
- Drainage Report and Stormwater Management Plan Delapa Plaza East, Inc. Mixed Use Development 270 and 290 Bussey Street Dedham, Massachusetts; prepared by DeVellis Zrein Inc; dated December 26, 2018.
- Stormwater Management Review Comments #2 (Final); prepared by SSV Engineering Inc; dated January 2 2019.

Representative DeVellis presented a summary of the revised plans, which include underground parking, additional landscaping, and an upgraded dumpster area. He stated that the majority of the changes in the new plan were for additional treatment and infiltration. The parking lot had been pulled back to remove it from town property. He also shared that the Applicant would construct a pedestrian handicapped accessible walking trail and remove the dead trees on the adjacent town-owned land. Mr. DeVellis stated that the pipe that had been draining into the Mother Brook would be cut and capped and that all of the comments from the 3<sup>rd</sup> party reviewer had been addressed in the current revised plans.

Commissioner Kayserman asked Mr. DeVellis where the Stormceptors would be located and if all of the Stormceptors would have catch basin grates. Representative DeVellis stated that they would also be catch basins and he would label them as so on the plan. Commissioner Kayserman asked if he considered other water quality unit models that were rated for higher TSS removal. Representative DeVellis stated that he had not previously had issues with the approved TSS removal rate for the Stormceptor unit. He also stated that he used the 5% parking lot sweeping credit.

Commissioner Kayserman asked if sizing calculations were included for the Stormceptors and asked what was the proposed square foot reduction in impervious area within the 200 ft Riverfront Area. Representative DeVellis stated that he would re-submit the calculations to the Commission and he believed that there would be a 2,000 sq. ft. reduction.

Commissioner Kayserman asked him to clarify the sweeping schedule in the O&M as it currently states quarterly and also inquired if the TSS calculations conformed to the Stormwater Handbook requirement for TSS credit for the street sweeping. Commissioner Bugay stated that the applicant must provide more information on sweeping method in order to ensure that the 5% credit is appropriate.

Commissioner Radner asked if accommodations for snow storage had been included, and if would it be stored on the newly landscaped area. Representative DeVellis confirmed that the landscaped area would be used for snow storage and snow/salt tolerant species would be used. Commissioner Bugay shared her expectations for an O&M Plan containing a robust springtime inspection and replacement program for the planting islands to assess any damage from winter due to snow storage.

Commissioner Tittler asked whether dumpster area would be covered and if it could be moved further from Mother Brook. Representative DeVellis stated that they had moved it as far as the site would allow. The

covering for the dumpster would match the architecture of the building and the proposed plan would call for an enclosed wall on three sides.

The Commission requested that a waiver request be submitted for placement of the dumpster, the Undisturbed Buffered Area line be added to the plan, and that a revised HydroCAD report be submitted using the Cornell Study precipitation rates.

Commissioner Bugay made a motion to continue to January 17, 2019. Commissioner Tittler seconded. All were in favor.

**Quabish Road, Route 1 Management Land Trust, LLC as Trustee of 200 Commercial Circle Realty Trust, Applicant – Curtis Young, Wetlands Preservation, Inc., Representative** – Curtis Young, Ed Pesce and Joseph Federico were present to discuss the application.

**Documents Reviewed:**

- Proposed Wetland Replication Plan; prepared by Pesce Engineering & Associates, Inc. and stamped by Edward L. Pesce, PE; originally dated November 12, 2018 and last revised December 10, 2018.
- Notice of Intent; 124 Quabish Road; prepared by Wetlands Preservation, Inc; dated November 15, 2018.

Representative Young presented the proposed replication project which he explained had been approved by MassDEP. He summarized a letter he had submitted to the Commission regarding calculation of the disturbed area related to the 10% disturbance allocation under the Riverfront regulations, the alternatives analysis, submission as a replication rather than restoration NOI, the status of MassDEP's Consent Order, and how the project should be considered exempt from the Town's stormwater regulations. He stated that once the Commission approved the current plan, MassDEP would correct the Restricted Wetland boundary.

Commission Tittler made a motion to find that the proposed project was exempt from a Stormwater Management Permit pursuant to the Dedham Stormwater Management Rules and Regulations Section 4.A.11, that the project has less impact on the interests protected by the Dedham Stormwater Management Bylaw than those projects eligible for a Minor Stormwater Management permit, that erosion control measures were to be used as required by the regulations, and that the project would not result in an increased amount of stormwater runoff or pollutants flowing from the parcel. Ms. Bugay seconded. All voted in favor.

Commissioner Bugay moved to continue the hearing on January 17, 2019. Commissioner Radner seconded. All were in favor.

**10 Campus Drive, Noble & Greenough School, Applicant – Paul Avery, Oak Consulting Group, Representative and Mike McCue Representative** – Paul Avery and Michael McCue were present for the applicant.

**Documents Discussed:**

- Major Stormwater Management Permit Application; prepared by Oak Consulting Group, LLC; dated November 27, 2018
- Stormwater Management Permit Narrative, Lawrence Auditorium Renovation; prepared by Oak Consulting Group, LLC; dated November 26, 2018

- Noble & Greenough Lawrence Auditorium Plan Set (6 Sheets); prepared by Oak Consulting Group, LLC and stamped by Paul Avery, PD; dated November 26, 2018
- C300 Grading, Drainage and Utilities Plan; prepared by Oak Consulting Group; dated September 28, 2018 and last revised December 11, 2018
  - C402 Site Details; prepared by Oak Consulting Group; dated September 28, 2018 and last revised December 11, 2018.

Representative Avery addressed the concerns the Commission raised concerning the original proposal: the discharge overflow grate was changed to a “beehive” design and the area drain converted to an off-line configuration. Furthermore, he stated that there had been some additional changes not specified by the Commission. Additional gutter downspouts were added to portions of the roof address the icing concerns and a corner drain was added to capture additional runoff to a previously approved infiltration galley. Representative Avery asked the Board to consider the previously requested waiver to limit the basis of the Total Phosphorus calculation of the impervious area runoff to just the additional area. He stated that he qualified for the waiver as the impervious area calculations were expanded to include the entire roof.

He reviewed alternatives considered for infiltration and noted that he was constrained by underground utilities, ledge, and existing trees. He re-stated his belief that that the alternatives would create significant disturbance and that the proposed plan would allow for significant groundwater recharge as the overflow from the drywell would infiltrate via a naturally occurring swale.

Commissioner Bugay made a motion to approve the Stormwater Management Permit with conditions. Commissioner Tittler seconded. All were in favor.

Commissioner Bugay made a motion to approve the following waiver requests under the guidelines and in accordance with the proposed conditions of approval. Commissioner Kayserman seconded.

- Waiver request – perc test (*could be conditioned*)
- Waiver request – infiltration of 2 inches over new additions only, *not total as required*
- Waiver request – removal of 80% TSS from new addition only (*which is new roof only*)
- Waiver request – removal of 60% Total Phosphorus (*currently sized for new area only*)
- Waiver request - substitute 2 trees for one, with 4 shrubs instead per one tree

Commissioner Bugay made a motion to close the public hearing, Andrew Tittler seconded. All approved with the exception of Commissioner Gauthier who had recused himself.

### **Informal Discussion:**

**219 Lowder Street, Collis, LLC, Greg Carlevale, Applicant – Scott Henderson Representative.** – Neither Applicant nor Representative were in attendance. This application could not be heard because the newspaper notice was not printed in time.

**122-124 Milton Street, Matt Jassett, Applicant – Paul Lindholm, Representative Dave Gorden, Representative.** Paul Lindholm, David Gorden and Matt Jassett were present.

Ms. Bugay explained that since the application was not complete due to improper fee payment, a butter notification, and that notice not been published in the Dedham Times in the appropriate time period, that the

application could not be opened. She explained that whatever brief introduction the Applicant wanted to make would have to be repeated at the next meeting when the hearing could be opened.

Mr. Lindholm presented some information on the history of Mother Brook. He also stated that the proposed area of work would be far from the Riverfront and that site soils were not good. Representative Gorden stated that at the next hearing he planned to discuss regulated Riverfront Area as well as the conformance with performance standards.

**Request for Certificate of Compliance - 500 High Street (Gonzalez Field), Dedham Park and Recreation – Robert Stanley Applicant (DEP File #141-0515, MSMP 2017-02).** Agent Brown told the Commission that this project has been substantially complete for some time, with the exception of stabilization of the slope adjacent to the electric substation property. An erosion control mat placed in November of 2018 appears to have stabilized the site so that the project could now be considered complete. Commissioner Bugay made a motion to issue the Certificate of Compliance. Commissioner Tittler seconded. All were in favor.

**Meeting Minutes** –Commissioner Bugay moved to approve the meeting minutes of December 6, 2019 and was seconded by Commissioner Tittler. All voted in favor.

Commissioner Bugay moved to adjourn the meeting, seconded by Commissioner Kayserman. All were in favor.

Meeting adjourned, 9:25 pm.

Respectfully submitted,

Michelle Kayserman, Clerk