**Minutes of January 9, 2020**

# Pursuant to the notice filed with the Town Clerk, the meeting of the Conservation Commission was held in the O’Neill Conference Room at Dedham Town Hall, 26 Bryant Street, at 7:05 p.m. on Thursday January 9, 2020.

# **The following Commissioners were present:**

Laura Bugay, Chair

Michelle Kayserman, Vice Chair

Bob Holmes

Leigh Hafrey

Sean Hanley

Leigh Hafrey

Nathan Gauthier

The following staff were also present:

Renee Johnson, Administrator

The following Commissioners were absent:

Stephanie Radner

Eliot Foulds

Nick Garlick

Commissioner Bugay called the meeting to order at 7:02 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:**

* **637 East Street, Frank Gobi, Applicant – John Glossa, Glossa Engineering, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486).
* **92 Country Club Road, Robert Naser, Applicant-Scot Henderson, Henderson Consulting, Representative -** Notice of Intent and Major Stormwater Management Permit application for the renovation of an existing single-family dwelling (DEP #141-0560, MSMP 2019-12). Scott Henderson.

Commissioner Bugay moved to continue the two applications to January 23, 2020. Commissioner, Kayserman seconded, all were in favor.

**Continued Applications:**

* **43 Hillsdale Road, Carlos Fereirra, Applicant**  – Revised stormwater management proposal for two new SFD (MSMP 2019-18).

Peer review comments were received today. Remaining peer review issues included providing the total phosphorus removal calculations and check inverts between plans and HydroCAD model. Peer review comments will be forwarded to the Applicant..

The Commission indicated that the previous request for a mounding analysis was no longer necessary since the design of the combined upper stormwater system had changed since the last meeting.

The Commission requested information regarding the additional clearing conducted to the rear of the house under construction and to any other additional clearing conducted beyond the previous approved limits, including trees removed and associated mitigation, if appropriate. The Commission requested a revised plan showing the changes in grading and vegetation as well as a planting plan.

Mr. Bill Gorham (former ConCom Commissioner) presented a historical record of permitting for the parcel(s). He stated that the ConCom previously had requested a bond in the amount of $20,000 to deter past applicants. He added that the plans Mr. Fereirra had submitted seemed vague and insufficient, and in his view would fail.

Commissioner Bugay made a motion to continue until the January 23, 2020. Commissioner Kayserman seconded. All were in favor.

* **8 Industrial Way, Hurley Wire and Cable, Applicant – Joe Murphy, Representative** – Major Stormwater Management Permit for the demolition of existing wooden addition and replacement with new steel structure with loading dock and access ramp (MSMP 2019-14).

Commissioner Bugay has sent the applicant comments regarding the most recent revisions to the application. The Conservation Office had received at least a partial response to the comments. The applicant asked that the hearing on the application be continued pending submission of the requested additional information.

Commissioner Bugay made a motion to continue to January 23rd. Commissioner Hafrey seconded. All were in a favor.

* **7 Bussey Street, Barry Noone, Applicant** – Demolition of an existing single-family dwelling and construction of a new single-family dwelling (MSMP 2019-19). Haley Olley and Barry Noone were present.

A landscape plan was presented containing wild strawberry plants in lieu of a typical lawn and two Mulberry trees. Mr. Noone also presented the new stormwater infiltration plan. The Commission made the following comments:

* + The landscaping plan would need to incorporate allowances for the sloped area. Commissioner Kayserman suggested that a meadow/ wildflower seed mix may be more appropriate to stabilize the soils on the slope.
  + The infiltration system indicated on the plans was not shown to adequately discharge, and greater infiltration would be needed. The Commission still had concerns with the setback distances of the proposed system, suggested that a larger system be considered, or a rain garden(s) be added to the current infiltration system plan.

The applicant requested that the ConCom speak to the Building Commissioner to allow for demolition, to which the ConCom agreed. The Applicant stated that they would re submit for the next meeting.

Commissioner Bugay made a motion to continue until January 23rd, Commissioner Kayserman seconded. All were in favor.

**New Applications**

* **140 West Jersey Street, Supreme Development, Inc – Giorgio Petruzziello, Applicant – Michael Carter, GCG Associates, Inc., Representative** – Construction of a new SFD on an undeveloped portion of a lot (MSMP 2019-20.)

The Applicant presented the project, including a statement that 4 trees would be removed. In addition, they requested a waiver to postpone test pitting until start of construction. They further stated that one step would be removed from the plan to comply with the 30% lot coverage maximum and the existing trees on the lot are all located within one area. The Commission expressed concern that the plan presented posed a serious risk to the remaining trees, with no guarantee that the root structure would not be damaged. They requested a tree protection detail, drawn to scale with construction fencing along drip line; installation of a construction entrance, and inquired of the sequencing of the work and the likelihood of compacting soils at the location of the infiltration system.

The Commission additionally made the following comments:

* + Revise the infiltration system detail to include washed stone, and filter fabric top and sides only.
  + Revise the storage capacity calcs, from 40% voids to 30%.
  + Include the pervious pavers in the HydroCAD report.
  + Install a construction entrance.

Commissioner Bugay made a motion to continue the application until January 23rd, Commissioner Hanley seconded. All were in favor.

* **70 Hastings Road, Joseph Federico Jr., Applicant – Scott Henderson, Henderson Consulting Services, Representative** – Construction of a new single-family dwelling on an unimproved lot (Dedham NOI 2019-01, MSMP 2019-21).

The applicant summarized their proposal for a new house. The lot was cleared under a previously approved Order of Conditions.

The Commission requested that the applicant confirm that Floodplain is located off site and no work is proposed in BLSF. The Commission recommended that the application show compliance with all performance standards including:

* + Revising the plans to show area within Aquifer Protection District. Provide documentation that <25% of property (which is in Aquifer Protection District).
  + Provide a detail for the trench drain (8-inch diameter minimum).
  + A more robust post-construction landscaping plan with additional restoration plantings at the northwestern property line near the UBA.
  + A revised O&M Plan that includes an 8 ½ x 11-inch simplified plan

The Commission noted that the infiltration system (including stone) was 10 feet from property line and house.

Commissioner Bugay made a motion to continue the hearing until January 23rd. Commissioner Hanley seconded. All were in favor.

* **211 High Street, Park Dental, Applicant – Joseph Piccirilli, Highpoint Engineering, Applicant** Construct a new, ADA compliant handicap ramp to the building entrance (RDA 2019-10).

The applicant asked to withdraw the current application. They anticipate a significant change to the plan and will re-submit when finalized.

**Minutes:** Commissioner Bugay made a motion to postpone discussion o of the December 19th meeting minutes.

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

Meeting adjourned 9:00 pm.

Respectfully submitted,

Renee Johnson, Administrator