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| Laura Bugay, Chair | C:\Users\ebrown\AppData\Local\Microsoft\Windows\INetCache\Content.Word\Town Seal - Color.jpg | 26 Bryant Street |
| Michelle Kayserman, Vice Chair | Dedham, MA 02026 |
| Stephanie Radner, Clerk |  |
| Leigh Hafrey, Associate  Nick Garlick, Associate | Tel: (781) 751-9210 |
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| Nathan Gauthier, Alternate |  |
| Sean Hanley, Alternate | TOWN OF DEDHAM | Website |
| Elissa Brown, Agent | www.dedham-ma.gov |
| Renee Johnson, Administrator | CONSERVATION |  |
|  | COMMISSION |  |

**MINUTES of November 21, 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 7:00 p.m. on Thursday November 21, 2019.

**The following Commissioners were present:**

Laura Bugay, Chair

Stephanie Radner, Treasurer

Leigh Hafrey

Nathan Gauthier

**The following staff were also present**

Elissa Brown, Agent

Renee Johnson, Administrative Assistant

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:**

The following applications were continued to December 5, 2019

* **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).
* **123 Westfield Street- Lot 1, Oliver Garry, Westfield Crossing LLC, Applicant – David Johnson, Norwood Engineering, Representative** – Demolition of existing barn and construction of a new single-family dwelling with septic system (DEP File #141-0549, MSMP 2019-03).
* **123 Westfield Street- Lot 2, Oliver Garry, Westfield Crossing LLC, Applicant – David Johnson, Norwood Engineering, Representative** – Demolition of existing dwelling and construction of a new single-family dwelling with septic system (DEP File #141-0548, MSMP 2019-04).
* **35 Roosevelt Road, Kevin Costello, Applicant-Jim DeCelle, DeCelle-Burke-Salas, Representative-** Notice of Intent and Major Stormwater Management Permit for a new single-family dwelling(DEP#141-0559, MSMP 2019-13)
* **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 2019-04)

**Applications Continued from Previous Meetings:**

**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 was present. ? I think ?

**Documents of Record**

* Major Stormwater Management Permit Application; prepared by Scott P. Henderson, PE: dated October 8, 2019.
* Notice of Intent Site Development; prepared by Scott Henderson, PE; last revised October 30, 2019
* Existing Conditions Plan; prepared by Toomey Land Surveying and stamped by James Toomey, PLS; dated May 31, 2018.
* Site Plans; prepared by Scott P. Henderson, PE and stamped by Scott Henderson PE: last revised October 30,2019
* Stormwater Report & Drainage Calculations Site Development; prepared by Scott P. Henderson, PE and stamped by Scott Henderson PE; dated October 30, 2019

Mr. Henderson summarized the minor changes completed, including updated drainage calculations with 30% void space, and correction of the elevations. He also corrected placement of the filter fabric and added a proposed 120 sq ft walkway to the plan and revised calculations. The applicant has not yet completed the Invasive Species Management Plan (ISP).

Commissioner Bugay made a motion to continue until December 5, 2019. Commissioner Hafrey seconded. All were in favor.

**230 Sprague Street (168-81), 230 Sprague Street, LLC Applicant – Scott Henderson, Tony Ferrara, Henderson Consulting Services, Representative** – Demo and New SFD (MSMP 2019-15)

**230 Sprague Street (168-159), 230 Sprague Street, LLC Applicant – Scott Henderson, Tony Ferrara, Henderson Consulting Services, Representative** – New SFD (MSMP 2019-16). Mr. Henderson and Tony Ferrara were present.

Mr. Henderson presented revised plans showing the limit of work, re-grading at the back of property, a 3 foot over dig to the infiltration galley, 10-ft setback of the infiltration system to all property lines, and a debris hood to the on-site catch basin.

Steve Gigliotti, abutter, expressed his continued concerned regarding runoff flooding the side door to his house. He mentioned that the developer had offered to improve drainage on his property to mitigate the potential for flooding.

Commissioner Bugay made a motion to close the public hearing and issue the MSMP. Commissioner Hafrey seconded. All were in favor.

**New Applications:**

**177 Meadowbrook Rd, Marie Louise Kehoe and Family, Applicant-Paul Lindholm, Representative-** New SFD on undeveloped lot (DEP #141-TBD, MSMP 2019-07). Commissioner Bugay made motion to continue December 5, 2019. Commissioner Radner seconded. All were in favor.

**45 Thomas Street, Perkins and Georgina Erase, Applicant-Paul Lindholm, Representative-**New modular SFD on existing foundation (RDA2019-08). Paul Lindholm, Georgina and Perkins Erase were present.

Mr. Lindholm presented plans showing a proposed modular home and stated that it would disturb less than 500 sq ft of ground surface. The applicants would use the existing foundation. There remains to be no existing sewer connection. He stated that the footprint would remain the same, except for a bump-out on the side of the house outside of the buffer zone. The applicants also want to be granted a waiver for providing stormwater improvements. The ConCom discussed whether the project required a Stormwater permit in addition to the RDA. ConCom proposed a site visit and suggested possibly requiring a planting plan in lieu of the infiltration galley. Agent Brown will review the Wetlands bylaw to clarify Stormwater requirements.

Kevin Scollan, an abutter, stated that the house has been in poor shape for many years and he suggested the basement might fill with water and he mentioned that the existing foundation was not in good shape.

Mr. Townsend, of the modular house firm, stated that a new house has been designed, and ok’d by an architectural engineer. He stated that it could be built within 30-60 days of obtaining permits and could be installed 1-2 days thereafter.

Commissioner Bugay made a motion to continue to December 5th, Commissioner Gauthier seconded. All were in favor.

**Informal Discussion:**

**Request for Modification -** 43 Hillsdale Rd. Agent Brown advised the Commission that the applicant that the applicant continued to work on the comments and recommendations of the Conservation Commission. A new application, 3rd party review of the stormwater plan that was installed and not approved will also be submitted, along with a renotification of abutters and additional grading and tree replacement if needed.

* **Certificates of Compliance:**
  + 11 Leominster Rd- (DEP 141-0490) Commissioner Bugay made a motion to issue COC . The motion was seconded. All were in favor.
  + 66 Lancaster Rd – (MSMP 2019-06) Commissioner Bugay made a motion to Issue a COC. The motion was seconded. All were in favor.
  + 20 Carematrix Drive- (DEP #141-0551) Commissioner Bugay made a motion to issue COC. The motion was seconded. All were in favor.

Commissioner Bugay moved to adjourn the meeting at 8:30 PM. Commissioner Radner seconded. All were in favor.

Respectfully submitted,

Renee Johnson

Administrator