**Minutes of January 7, 2021**

In response to the COVID-19 pandemic and given the current prohibitions on gatherings imposed by Governor Baker’s March 23, 2020 “Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Workplaces, and Prohibiting Gatherings of More than 10 People,” this public hearing was conducted virtually, as allowed by Governor Baker’s March 12, 2020 “Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20.

# **The following Commissioners were present:**

Michelle Kayserman, Chair

Eliot Foulds

Bob Holmes

Leigh Hafrey

Nathan Gauthier

The following staff were also present:

Elissa Brown, Conservation Agent

Renee Johnson, Administrator

The following Commissioners were absent:

Stephanie Radner

Nick Garlick

Commissioner Kayserman called the meeting to order at 7:0) 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.

1. **Continued Application: 225 Meadowbrook Road -NOI- Septic system replacement - DEP #141-0582**

Owner/Applicant: Jens Peers Representative: Joyce Hastings, GLM Engineering. Rob Truax, PE was present to discuss the plan. Bridget Sweet, Town of Dedham Interim Health Director was on the call. She stated that she was not in a position to approve the proposed septic system yet because she had not yet received a failed septic plan. Mr. Truax said that he was working with the owner to get that plan. He also noted that the number of bedrooms had not been increased.

GLM will send a copy of the final plan, stamped by a PE and showing proposed restoration area. They will stake limit of work prior to construction and flag trees to be removed (TBR).

Agent Brown was instructed to add the following special conditions to the draft OOC:

Require any additional changes in the size or location of the system to come back before the Commission for their approval.

Require the applicant to come back before the Commission if test pit conditions are not as expected.

Require a final, stamped plan.

Ms. Kayserman moved to approve the draft OOC with the additional conditions. Mr. Gauthier seconded. Mr. Holmes, Hafrey, Gauthier, Foulds, and Ms. Kayserman approved.

1. **2021 Goals** -Ms. Kayserman suggested that for 2021, each Commissioner register for a MACC course to increase their knowledge of wetlands regulations and Commission procedures.
2. **Stormwater and Wetland Policy Revisions –** Agent Brown described proposed revisions to the stormwater and wetlands policy with regard to clarification of the submittal deadlines and copies. New material is due at noon 10 business days prior to a meeting, material for continued projects is due at noon 7 business days prior to a meeting. A complete package is defined as consisting of a pdf and 2 hardcopies. Ms. Kayserman moved to approve the changes. Mr. Hafrey seconded**.**  Mr. Holmes, Hafrey, Gauthier, Foulds, and Ms. Kayserman approved.
3. **Draft Stormwater Regulations Revisions –** Agent Brown presented a draft new set of stormwater management application fees. Ms. Kayserman and others requested more granularity with respect to larger and/or non-residential projects. Agent Brown offered to prepare a second draft for the Commission’s review.
4. **Continued Application: 95 Eastern Avenue – NOI/MSMP – commercial redevelopment –**

**DEP #141-0571/MSMP 2020-10**

Owner/Applicant: Dedham TIC Partners, LLC/WBR, LLC/Pisces3 Qualified Opportunity Fund, LLC

Representative: Brandon Carr, DiPrete Engineering Request: Issue OOC/MSMP. Brandon Carr, Chris Crecelius, Brian Madden, Michael Radner, and Dennis DiPrete were present for the applicant.

The representatives updated the Commission on the plans. The Commission requested that the proposed snow storage be located outside the buffer zone with appropriate signage and that the O&M Plan be revised so that pavers are cleaned each April. They also requested revisions to the proposed landscaping plan where trees might be damaged near snow storage areas.

Stephen Greenbaum, representative of Pearl Realty Trust, stated that he was concerned about use of the access road. He stated his belief that the proposed hotel did not have a right to use the access road as an entrance. Ms. Kayserman moved to continue the hearing until February 18, 2021. Mr. Hafrey seconded**.**  Mr. Holmes, Hafrey, Gauthier, Foulds, and Ms. Kayserman approved (NB – Mr. Carr subsequently asked that this project be continued to March 4, 2021).

6) **Continued Application: 7 Schoolmaster Lane – NOI/MSMP – after-the-fact restoration of disturbed BZ, new driveway – DEP #141-0578, MSMP 2020-22** Owner/Applicant: Jay Bullens Representative: Karon Catrone and John Glossa, Glossa Eng. Jay Bullens, John Glossa, and Karon Catrone were present for the applicant.

Ms. Kayserman expressed her dissatisfaction with the lack of progress and communication from the applicant. She noted that plans had been received, but they had not met the deadline imposed previously by the Commission. Ms. Kayserman moved to continue the hearing until January 21, 2021. Mr. Hafrey seconded**.**  Mr. Holmes, Hafrey, Gauthier, Foulds, and Ms. Kayserman approved.

6) **Stormwater Management Permit Modification Request: 220 Pine Street**

Owner/Applicant: Animal Rescue League of Boston Representative: Sam Forgue, Harriman

Request: Permanently store excess soil on site, remove 4 more trees in that area and one large oak adjacent to Pine Street. Sam Forgue and Ed Schettino were present for the applicant. Mr. Gautheir recused himself from this item as he has a business arrangement with the contractor.

Mr. Forgue summarized the reason for the request – that excess soil had been generated and that the applicant would like to relocate on site. He also described that errors in grading would result in irreparable damage to the oak tree. The Commission expressed concern about removal of the oak adjacent to the street and requested additional information be required about the size and type of replacement tree and the quantity of soil remaining in the location be sufficient for the health of the new tree. Ms. Kayserman moved to approve with the condition that the replacement tree be a deciduous tree of at least 4-inch caliper. Mr. Foulds seconded **.**  Mr. Holmes, Hafrey, Foulds, and Ms. Kayserman approved.

The meeting was adjourned at 9:27 pm.