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| Michelle Kayserman , Chair | C:\Users\ebrown\AppData\Local\Microsoft\Windows\INetCache\Content.Word\Town Seal - Color.jpg | 26 Bryant Street |
| Stephanie Radner , Vice Chair | Dedham, MA 02026 |
| Eliot Foulds , Clerk |  |
| Leigh Hafrey, Associate  Nick Garlick, Associate  Bob Holmes, Associate | Tel: (781) 751-9210 |
| Nathan Gauthier, Alternate | Fax: (781) 751-9109 |
| Sean Hanley, Alternate |  |
| Elissa Brown, Agent | TOWN OF DEDHAM | Website |
| Renee Johnson, Administrator | www.dedham-ma.gov |
|  | CONSERVATION |  |
|  | COMMISSION |  |

**Minutes of December 3, 2020**

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

Stephanie Radner, Vice Chair

Eliot Foulds, Clerk

Bob Holmes

Leigh Hafrey

Nick Garlick

Nathan Gauthier

The following staff were also present:

Renee Johnson, Administrator

The following Commissioners were absent:

Sean Hanley, Alternate

The following Applicants and/or Representatives were present:

John Glossa , Representative Glossa Engineering Investment Trust-7 Schoolmaster lane

Jay Bullens Applicant-7 Schoolmaster Lane

Karon Skinner, Representitive-7 Schoolmaster Lane

Michael Fitzgerald, Applicant-MIT Endicott House

Matthew Watsky, Representative-MIT Endicott House

Gregory J. Morse, Morse Engineering, Representitive-431 Whiting Ave

Mark Killion, Applicant-431 Whiting Ave

Derek Redgate, Representative, Highpoint Engineering – 99 Oakdale Ave

Giorgio Petruzziello, Supreme Development, Applicant-322 Washington St

Michael Carter, GCG Associates-322 Washington St

John Getherall, GCG Associates-322 Washington St

Justin Mosca, VHB Representative-222 Ames St.

Another person? Norfolk & Dedham Mutual Fire Insurance Company, Applicant-222 Ames St.

Terry Flynn MWRA Representative -MWRA Southern Extra High Pipeline

Commissioner Kayserman 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.

**New Applications**

* **7 Schoolmaster Lane, Jay Bullens, Applicant – John Glossa, Glossa Engineering and Karon Skinner Representatives**  - After the fact Notice of Intent and Stormwater Management Permit. Application for disturbance within the Buffer Zone to Bordering Vegetated Wetlands and disturbance of more than 2,000 sf (DEP #141-0578, MSMP 2020-22)

Ms. Skinner briefed the Commission about the status of the project. She shared that the current location of the house will not be changed; however, the applicant would like to relocate a portion of the driveway for safety concerns. She confirmed the wetland delineation that had previously been performed for Schoolmaster Lane. Once completed, the driveway would be a total of 3,755 square feet (sf) . After the driveway is relocated there will be l409 sf less impervious surface. The existing driveway will be completely removed, and the area loamed and seeded, and a planting and landscape plan based on the homeowner’s wants and expectations will be implemented.

Mr. Glossa stated that the project had a stormwater permit originally when the house was built. There is no municipal water system in close vicinity to the home and it is served by a well that is in the front of the house, near an existing retaining wall. Due to the fact that infiltration is not allowed under the MA Stormwater Handbook within 100 ft of a potable well, the applicant is proposing two rain gardens underlain by 4” perforated pipes; one to capture the turnaround area and part of the drive and the other to capture overland flow from the paved area in front of the house. The rain garden near the intersection of Country Club Road and Schoolmaster Lane will discharge to a rip-rap overflow near the intersection, the other to two Cultec Recharger units.

Ms. Kayserman stated that the Commission would like to see test pits done in the actual location of the infiltration. Additionally, she requested the applicant investigate an alternative method for the rain garden runoff to the Cultec system, possibly another vertical type of inlet. Lastly, she requested hydrology calculations for the full site.

Ms. Radner shared that she had concerns about the vegetation that had been removed and requested a detailed planting plan, particularly within the buffer zone.

Commissioner Kayserman moved to continue the public hearing until January 7th.Commisoner Hafrey Seconded. A roll call vote was taken; Kayserman, Radner, Holmes, Foulds, Hafrey, and Garlick all voted in favor.

* **Weld Pond Dam, 43 Meadowbrook Road, Michael Fitzgerald, MIT- Endicott House, Applicant – Matthew Wattsky, Representative –** Notice of Intent for the maintenance of the Weld Pond dam including removal of debris and dredging of sediment (DEP #141-TBD).

The Commission opened the meeting but had questions around the notification of abutters surrounding a body water. The applicant felt as though it was not required to send notification of work to anyone outside of the 300-foot abutters to the 43 Meadowbrook Road property. The Commission stated their opinion that all of the abutters to the pond should be notified.

Mr. Watsky shared a brief synopsis of the project. He stated that the contractor would use the same methodology as the previous dredging project approximately 17 years ago. Before any dredging a silt curtain would be placed at the limit of work on the pond side to restrict the area of silty water being re-introduced into the pond. Dredging would be accomplished by using a vacuum pump to a depth of about 2-3 feet. De-watered sediment would be re-used on-site outside of jurisdictional areas. Work is anticipated to take about two days. Ms. Kayserman asked that the applicant check with the contractor to see if they could use two layers of curtains as is typical.

Mr. Fitzgerald shared plans for the location of the proposed dredging along the water side of the dam. In addition, he requested permission to remove vegetative debris and sediment from the spillway bottom. He stated that the dam also needs significant structural improvements consisting of upgrades and repairs.

The Commission asked that the applicant notify the additional abutters, and a more detailed sediment removal plan be submitted.

Commissioner. Kayserman moved to continue the public hearing until January 7th. Commisoner Hafrey seconded. A roll call vote was taken; Kayserman, Radner, Holmes, Foulds, Hafrey, and Garlick all voted in favor.

* **431 Whiting Avenue, Mark Killion, Applicant – Morse Engineering Company, Inc., Representative –** Major Stormwater Management Permit application for construction of a new single-family dwelling on an undeveloped lot (MSMP 2020-20).

Mr. Morse stated that he had submitted a revised plan on November 24th to the Commission that included soil testing in the area of the roof drywall system, as well as in the front yard around a proposed rain garden. Groundwater was found at approximately six feet below the ground surface in very sandy, gravelly soil, which corresponds to the infiltration rates that had been filed in the previous stormwater report. Additionally, they revised the erosion control barrier to include a small portion of the adjacent property where a driveway is being removed. A note was added to the plan that that area where the driveway was being removed would be restored with loam and seed during the construction. Lastly the crushed stone infiltration trench was replaced with a 1 ft deep rain garden located in the front yard. Plantings associated with that rain garden were also specified as well as updated drainage calculations and an operation and maintenance plan.

Ms. Kayserman asked that the applicant to see if a lower infiltration rate could be used, as a proof that the rain garden will function and mitigate the need for 44% pretreatment.

Commissioner Kayserman moved to continue the public hearing until December 17th. Commissioner Radner seconded. A roll call vote was taken; Kayserman, Radner Holmes, Foulds, Hafrey, and Garlick all voted in favor.

* **99 Oakdale Avenue, Silva Development LLC, Applicant – Derek Redgate, Highpoint Engineering, Inc., Representative** – Major Stormwater Management Permit Application for the demolition of an existing single-family residence and replacement with a new two-family residence (MSMP 2020-21)

Mr. Redgate stated that he had revised calculations using a 30% void ratio and addressed the required added capacity by adding a few inches of crushed stone around the Cultec galleys. The planting plan was revised to include trees to replace the two trees toward the rear of the existing building. He added nine additional trees along the River Street side and the abutting home on Oakdale Ave.

Commissioner Kayserman moved to close public hearing and approve the Major Stormwater Permit. Commissioner Radner seconded. A roll call vote was taken: Kayserman, Radner Holmes, Hafrey, Garlick, and Foulds all voted in favor.

**Continued Applications**

* **322 Washington Street, Supreme Development, Inc. – Giorgio Petruzziello, Applicant – Michael Carter, GCG Associates, Inc.,** Representative – Major Stormwater Management Permit for construction of a new commercial (bank) building with parking, drive up teller, and drive-up ATM (MSMP 2020-17).

Mr. Carter gave a summarized the plans to demolish the existing structures and to construct a new bank building. The existing area is 100% impervious, except for a small, vegetated area in the back. The Applicant is proposing constructing a parking lot with a drive-through teller. Soil tests and boring were completed on the site, consisting of urban fill with fine silty silt loam. He stated that they have addressed comments from the Engineering Department. They plan to remove all the urban fill down to the natural material with Title 5 sand. To address concern from the Planning Board, a crosswalk bump at the intersection of Washington and Harris street was added. The planting plan includes of Boston Ivy (an invasive species) and 10 Creeping Junipers species.

Commissioner Kayserman moved to close public hearing and approve the Major Stormwater Permit. Commissioner Radner seconded. A roll call vote was taken: Kayserman, Radner Holmes, Hafrey, Garlick, and Foulds all voted in favor.

* **222 Ames Street, Norfolk & Dedham Mutual Fire Insurance Company, Applicant - Justin Mosca, VHB, Representative** – Demolition of existing building and construction of a new office building (DEP # 141-0577, MSMP 2020-18).

Mr. Mosca summarized plans to redevelop the property: razing the existing building, replacing it with a newer, modern office building and keeping most of the parking. The overall development and footprint will about the same. There will be no encroachment into the wetlands. The project addressed the concerns of the peer reviewer as well as the Engineering Department.

Light poles located along the edge of the lot have been moved into the paved area and will be fully shielded. Stone protection has been added to existing outlets where erosion was observed. The catch basin located on the north edge will be reused. Elevations of each of the catch basins have been surveyed and it was confirmed that they are all precast structures. A revised plant list, as well as a revised landscape plan, with more native species has been submitted. The O&M plan inspection frequencies have been rechecked. Areas identified for snow storage have been shifted away from the wetlands. Boulders encountered during excavations will be used to prevent plows from encroaching into the wetlands. Water quality units have been placed upstream of all inlets into the systems to achieve the required 44% pretreatment. The catch basins will have sumps with hoods and then follow with structural swirl separators. Dedham Engineering requested that an isolation valve in the system be installed in case there was ever a gas/fuel spill.

Commissioner Kayserman moved to close public hearing and approve the Major Stormwater Permit. Commissioner Radner seconded. A roll call vote was taken: Kayserman, Radner Holmes, Hafrey, Garlick, and Foulds all voted in favor.

**Miscellaneous**

* **Request for Modification**

**MWRA Southern Extra High Pipeline (DEP #141-0409)**

Terry Flynn, MWRA stated that he had first appeared in front of the Commission in August 2018 for the installation of the Southern Extra High Pipeline. In September 2018, they requested that DCR lower the water level in Mother Brook . Since then, the water levels have been raised back to normal levels. The contractor is requesting that water levels be lowered again for safe removal of the forms that were left in place. DCR is requesting permission from the Commission to lower the water level again. The project will take three weeks until it needs to be raised back up. The Commission asked Mr. Flynn to speak with the contractor and ask for more information.

* **Minor Stormwater Management Permits**

**62 Abbott Road**

Agent Brown presented a history of permitting at the property to the Commission, explaining that there was an outstanding MSMP. An as-built drawing for the original permit was never submitted and it appears that work was not done fully in accordance with plans. Subsequently a >2,000 sf bluestone patio was installed without a permit. The current plan is to remove some of the patio to install a pool. Agent Brown has denied this minor stormwater management permit application because the alteration proposed is > 2,000 sf. She recommended that the applicant close out the existing permit prior to requesting any new permits and that a Major Stormwater Management Permit be submitted. She shared that she doesn’t often deny a minor stormwater management permit, but in this case, the proposed plan did not meet the criteria.

**225 Schoolmasters Lane**

Agent Brown stated that the new owner of the property would like to construct a two-car garage. Test borings completed where the applicant plans to put the garage indicated bedrock at around 2 – 3 ft below ground surface. The applicant has requested to be exempted from a stormwater management permit due to depth to bedrock. Agent Brown asked him to consider other areas of the property where bedrock may not be present and/or other storage options.

* **Enforcement Order Updates**

**865& 875 Providence Highway**

Agent Brown stated the representative is currently reviewing a plan to present to the Commission and hopes to appear at the next meeting. His plan is to redirect the leachate away from the wetlands and into a catch basin for treatment.

**80 Bridge St. –** Agent Brown has held off on hiring a peer reviewer pending submission of revised plans.

**4 Prospect St. –** Agent Brown shared that the owner of Dedham Plaza had previously filed an ANRAD but had not come back with a proposal for the work. She learned that the applicant installed a sewer connection, removing almost all vegetation and re-grading the site within the buffer zone to an isolated vegetated wetland and riverfront area. Agent Brown has contacted the property owner, but they haven't connected yet. Agent Brown recommended that they hire a wetland scientist to restore the property. The Commission stated that they should make sure that wetland replication plants survive for at least two growing seasons.

**530 Providence Hwy**

The property is located across from the current Town Hall. There was an original denial of the permit, and a court appeal by the Applicant. A judge determined that the Conservation Commission was in the right to deny the permit, and that the Applicant was required to either regrade or apply for another Stormwater Management Permit. Agent Brown asked for an emergency motion to address the situation as she feared that another Stormwater Management Permit may not meet the standards. The judge granted it on the basis that a project be approved by May 1st, 2021.

**Agent’s Report**

* **Town Meeting Motion**

The Warrant Article has been approved at Town Meeting which means that the Stormwater Management Bylaw fees will be removed. The next step is to draw up a draft of Stormwater Regulations and hold a public hearing for a new fee structure.

* **Minutes**

Commissioner Kayserman moved to approve the Minutes for October 1, 2020 and October 15, 2020. Approval of the October 15, 2020 minutes were deferred pending further edits. Commissioner Radner seconded. A roll call vote was taken: Kayserman, Radner, Holmes, Hafrey, Garlick, and Foulds all voted in favor.

Commissioner Radner made a motion to adjourn. Commissioner Kayserman seconded. A roll call vote was taken: Kayserman, Radner, Holmes, Hafrey, Garlick, and Foulds all voted in favor.

Respectfully submitted,

Renee Johnson, Administrator