



Michelle Kayserman, Chair
Stephanie Radner, Vice Chair
Eliot Foulds, Clerk
Leigh Hafrey, Associate
Nick Garlick, Associate
Bob Holmes, Associate
Nathan Gauthier, Associate
Elissa Brown, Agent

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TOWN OF DEDHAM

CONSERVATION COMMISSION

Minutes of March 4, 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 both in person and 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
Nathan Gauthier
Leigh Hafrey
Nick Garlick
Bob Holmes (arrived after call to order)

The following staff were also present:

Elissa Brown, Agent

The following Commissioners were absent:

The following Applicants and/or Representatives were present:

Tess Paganelli, Applicant – 50 University Avenue
Galen Peracca, Representative – 50 University Avenue
Martin Grealish, Applicant – 179 Riverside Drive
Kameron Campbell, Representative – 179 Riverside Drive & 35-41 Roosevelt Road
Stephen Locke, Applicant – Eastern Avenue
Darwin Cevallos, Representative – Eastern Avenue
Karon Skinner Catrone, Representative – 7 Schoolmaster Lane
Kevin Costello, Applicant – 35-41 Roosevelt Road
Scott Morrison, Representative – 35-41 Roosevelt Road
Alena Pelipenko, Applicant – 93 Alden Street

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.

1. VFW/Providence Highway Discussion – Jeremy Rosenberger, Town Planner

Mr. Rosenberger gave an overview of a transportation action plan to improve mobility along the VFW Parkway/Providence Highway between Marine Rotary and the VFW/Bridge Street/Spring Street intersection. A community meeting will be held on March 11th at 7:00PM. He's hoping to complete the plan by June.

Commissioner Radner opened the floor to the other commissioners for questions and comments.

Commissioner Hafrey asked for any specifics Mr. Rosenberger would like to share from his research. Mr. Rosenberger stated that a study found the average speed of motorists on the road equaled the speed limit. He stated there are no conclusions or plans at this time, but they will be presenting surveys and data on existing conditions that can support an action plan.

Commissioner Hafrey asked if this plan will focus mainly on areas along Providence Highway and not on the Dedham-side of the Charles River. Mr. Rosenberger confirmed.

Commissioner Hafrey asked if the intersection and the rotary were included in the study along with the highway connecting them. Mr. Rosenberger confirmed.

Commissioner Kayserman asked if representatives from the state were involved in discussions. Mr. Rosenberger confirmed.

Commissioner Foulds asked if the vehicle accident data showed any trends. Mr. Rosenberger stated they were heavily located at Marine Rotary. There were also several rear-end collisions at the U-turn stoplight and several incidents at the Bridge Street intersection.

Commissioner Kayserman noted that COVID has highlighted the need for more recreational areas and this study will help to understand how to make this corridor more accessible.

Commissioner Gauthier agreed with the benefits of the study and expressed interest in participating.

Commissioner Radner agreed increasing accessibility of this area for both recreation and conservation was beneficial. She suggested the land might be bald eagle habitat, which could trigger beneficial regulations for the parcels.

2. New Applications

2.1 50 University Avenue, Westwood – RDA 2021-02

Applicant: MBTA Representative: Galen Peracca, Kleinfelder Request: Issue Neg DoA

Tess Paganelli, environmental compliance officer for MBTA, stated this request is related to the Route 128 Garage project.

Galen Peracca of Kleinfelder presented an overview of the project. She stated this request is related to the development of an exterior stairwell as part of a larger project within the existing building. A new stairwell and 17 protective bollards will be installed. Dumpsters will be relocated, and a new concrete pad will be poured at their new location. Gas and non-potable water lines will be relocated.

Ms. Peracca stated the wetlands had been identified. She displayed the wetlands and the associated 100-foot buffer. She noted the project area was outside of the buffer zone. She stated surveyors also took measurements and determined the stairwell area is above the base floodplain elevation.

Commissioner Kayserman asked what the current surface was in the area where the dumpster pad will be poured. Ms. Peracca stated it was currently hard packed dirt and gravel. She added that the area of disturbance for the project is 86'x24'.

Commissioner Kayserman asked if crushed stone would be included around the dumpster area and the stairwell. Ms. Peracca stated there likely would be. Ms. Paganelli confirmed that the areas would be protected to prevent erosion.

Commissioner Kayserman opened the floor to the other commissioner for questions and comments.

Commissioner Radner asked if soil will be stockpiled or moved off-site with this project. Ms. Peracca stated excavated soil will be immediately contained and taken off-site. Commissioner Radner stated this was a concern because of a robust population of mile-a-minute nearby. She suggested the applicant consider management of the soil to prevent spread of the invasive species. Ms. Paganelli stated the soil will likely just be a sandy fill, but they were open to several different management options, including reusing it on-site. Commissioner Radner suggested a special condition be included to prevent spread of the mile-a-minute. Ms. Paganelli stated that was fine and they would seek to reuse it on-site and, if they couldn't, would neutralize the soil.

Commissioner Gauthier asked for clarification on total disturbance. Ms. Peracca stated it was 2,084 ft².

Commissioner Kayserman opened the floor to the public for questions and comments.

Karon Skinner Catrone, Conservation Agent for Westwood, asked if the new proposed dumpster area will be fenced and locked. Ms. Peracca confirmed it will be fenced and locked.

Damon Carter of 163 Riverside Drive requested clarification on the purpose of the added stair. Ms. Peracca stated it will increase accessibility and improve existing ingress and egress conditions.

Commissioner Kayserman motioned to issue a Negative Determination of Applicability with a special condition that any disturbed soil either be used on site or that viable invasive plant material be managed by the contractor. Commissioner Hafrey seconded. Commissioner Kayserman led a roll call vote. All attending commissioners voted "aye." Motion carried 6-0.

2.2 179 Riverside Drive – NOI/MSMP – DEP #141-0585 ; MSMP 2021-02

Applicant: Martin Grealish, Phoenix Holdings Representative: Jim Burke, Decelle-Burke-Sala

Kameron Campbell of Decelle-Burke-Sala gave an overview of the project. The proposed project is on a vacant lot that abuts the Charles River. He stated there are no buildings currently on the property, but old footings suggest something was here at one point. Most of the lot is within the 100' riparian zone, while the rest is within the 200' riparian zone. The applicant is seeking to construct a single-family home with a tiered deck off the back. The house is 832 ft² and the deck extends another 28' behind the back of the house. Mr. Campbell stated they completed a UBA calculation and set the UBA to the edge of the previously disturbed land, which they determined to be the bottom of the stairs. If the UBA calculation is performed with the slope of the land, the lot is rendered unbuildable. Mr. Campbell stated there is a

lot of concrete and debris scattered around the site currently. The project will include a 20' wide driveway at the front with an underground infiltration system beneath capturing most of the runoff from the roof and pavement. A small leaching basin is proposed at the rear to collect the portion of the roof that can't be routed to the system in the front.

Commissioner Kayserman asked how much of the lot is degraded according to the Wetlands Protection Act, which defines "degraded" as lacking topsoil. Mr. Campbell stated the lot had been reclaimed by small forest since the original disturbance, but structures are still in place on the site.

Commissioner Kayserman asked for clarification on the structures on the site. Mr. Campbell stated the structures included wooden stairs with landings and old sonotube footings. Commissioner Kayserman asked how much square footage was occupied by these structures. Mr. Campbell did not know.

Commissioner Kayserman expressed concern with considering the site previously disturbed, particularly if someone had installed the structures without approval.

Commissioner Kayserman asked for the total area of riverfront on the lot. Mr. Campbell stated 4,490 ft² of the lot was in the 100' riparian zone and the entire lot (6,257 ft²) was located within the 200' riparian zone. Commissioner Kayserman asked how much impervious area was being proposed. Mr. Campbell stated the footprint of the house and deck was 1,512 ft² house and that of the driveway was 400 ft². Commissioner Kayserman asked what percentage of the riverfront the total proposed impervious represented. Mr. Campbell stated it was about 30%.

Commissioner Foulds asked if a dwelling was shown on the site in old maps. Mr. Campbell stated they could not find a record of it.

Commissioner Kayserman asked where the UBA line would be located if this was considered an undisturbed lot. Mr. Campbell stated it would be 224' from the wetland line, completely off site. Agent Brown corrected this by stating a UBA does not extend beyond the wetland buffer, so the UBA on this site, if it was considered undisturbed, would extend to the edge of the buffer zone, 100' from the wetland.

Commissioner Kayserman suggested the applicant revisit their UBA calculations and noted the wetland delineation shown on the plan did not appear to cover the entire width of the property and should be expanded.

Mr. Campbell continued describing the design. A 2-chamber Cultec system will be installed below the driveway and a leaching pit will be installed in the rear.

Commissioner Kayserman asked if test pits had been completed on site. Mr. Campbell stated they hadn't been completed yet, but the soil maps show a sandy soil on site. Commissioner Kayserman stated test pits are required and asked if they had been scheduled yet. Mr. Campbell stated they hadn't been scheduled yet.

Commissioner Kayserman asked if a mounding analysis had been completed. Mr. Campbell stated the test pits will be completed first. Commissioner Kayserman stated a mounding analysis will need to be completed, particularly for the leaching pit to ensure the water cannot break out laterally due to the steep slope.

Agent Brown added that erosion and sediment control procedures should be approved by her prior to digging for test pits. Mr. Campbell agreed and stated that test pits would only be completed for the level area to the front of the property. Commissioner Kayserman commented that if performing a test pit on the slope was infeasible, building a house and deck on the slope might also be prohibitively challenging.

Commissioner Holmes asked for photos of the site. Mr. Campbell did not have any photos. Commissioner Holmes stated he had seen the site in person and stated it was difficult to imagine the applicant's proposal without photos, especially because of the steep grade on the site.

Agent Brown asked if the Commission was interested in a formal site visit. Commissioner Kayserman suggested she could visit individually. The other commissioners agreed they could all perform individual visits.

Commissioner Kayserman asked for clarification on how the applicant was not negatively impacting the resource area by constructing a house at this site. Mr. Campbell stated they would clean up the existing debris on the site and would infiltrate runoff from all newly installed surfaces. Commissioner Kayserman asked for further elaboration on how this project would not have a negative impact on the resource area. Mr. Campbell stated an alternative analysis was included in the Notice of Intent. He stated it economically benefitted the town to have a house on the lot and this project would remove a blight from the neighborhood.

Commissioner Kayserman asked if the applicant could construct by right or if the request would need to be heard by Zoning. Mr. Campbell stated it could be constructed by right. Agent Brown suggested the Building Inspector would need to see a zoning analysis before making a determination. Mr. Campbell added that a zoning request would have to be made regarding the front setback.

Martin Grealish, the applicant, stated the neighborhood was constructed in 1909 and the neighboring house at 175 Riverside is set below the street level. He stated most houses on the street are located at street level and near the road itself. He stated the slope is steep, but there is a lot of gravel on the slope. He believes runoff does not make it to the river with the current makeup of the slope. He no zoning waivers were being requested. He stated the deck would be built on sonotubes, which won't require heavy equipment. He believes calculations in the Notice of Intent show the onsite systems are over-built for the proposed construction.

Commissioner Kayserman stated houses built in 1909 predate the Wetlands Protection Act. She stated this was new development and would have to meet the requirements of the Act. She reiterated her desire to understand how this project would not generate a negative impact given its proximity to the resource area.

Mr. Grealish stated trailers, ladders, and equipment were stored on the property by a neighboring owner prior to his purchase of the land. He feels he has cleaned up the site since purchasing it. He also noted the foundations on site likely predate the 1950's and thus records of any approval are likely nonexistent.

Commissioner Kayserman suggested improvements as a result of this project be included on a revised plan. She also suggested that any scenarios in the alternative analysis be scenarios Mr. Grealish would be amenable to if they were approved in lieu of the proposed plan. Mr. Grealish asked if the Commission had suggestions for how the lot could be agreeably developed. Commissioner Kayserman suggested Mr. Grealish's engineer consult the Wetlands Protection Act, which lists ways concerns can

be addressed. She also noted that development here would remove habitat for wildlife, so she would like to see how Mr. Grealish intends to replace it.

Mr. Campbell read the alternatives analysis from the Notice of Intent submission. They included a reduced building footprint, parking space alternatives, alternative grading, and a no build alternative.

Commissioner Kayserman opened the floor to the other commissioners for questions and comments.

Commissioner Gauthier stated he would like to see an alternative that includes a deck that doesn't extend so far to the rear of the property. He also asked Agent Brown how it is determined whether a lot has been previously disturbed or not. Agent Brown stated she did not believe it was a degraded lot because there is not an absence of topsoil or impervious surface. She also stated the visible structures were likely installed illegally after the Riverfront Protection Act, except for perhaps one small retaining wall. She believes the applicant's assertion that the lot is disturbed is questionable and requires further review.

Commissioner Kayserman agreed with Agent Brown.

Commissioner Foulds stated he believes there was a dwelling on the site because of the stairway. He suggested the applicant further research the site to determine the history. He also noted what appears to be Japanese knotweed in the Google Earth photos. He suggested the applicant could include invasive species management in their plans to further improve the site. He also stated that he believes vacant lots in residential neighborhoods can be nuisances and attract dumping. He believes a sensibly sized and placed dwelling has the opportunity to make an improvement in this area.

Commissioner Gauthier cited a letter from a neighbor suggesting the stairs on the site were installed for river access of the neighboring property.

Discussion ensued about whether the proposed house was for the applicant to live in or if this was a development project, but Commissioner Kayserman reminded the Commission that the intent of the development did not matter in terms of their review of the proposal.

Commissioner Radner recommended that the applicant review historic Google Earth photos. She noted a 2008 photo that depicts a structure on the site attached to the adjacent property that was not present before or after.

Commissioner Kayserman opened the floor to the public for questions and comments.

Damon Carter of 163 Riverside Drive stated a neighbor has been present for 75 years and has confirmed that there has never been a house on the lot. He stated the lot has always been a side yard for 181 Riverside Drive. He stated the applicant purchased those two lots together, as did the previous owner. He also stated he had photographic evidence from trail cameras that suggests this is a wildlife corridor. He believes the applicant could build an addition onto 181 Riverside Drive instead and leave this lot undeveloped. Mr. Carter also stated he believed the area indicated on the Google Earth photo by Commissioner Radner may not have been the property in question.

Marcia Estabrook of 155 Riverside Drive stated the owner is currently removing trees from the site and requested it stop until a decision is made on the project. She does not believe constructing a house on this lot will improve it. Ms. Estabrook agreed with Mr. Carter's observation that the lot is important for

wildlife. She stated a small dock used to exist on her property, but it was destroyed in an ice storm. She applied to replace it but was denied because it was within 100' of the river. She didn't think a house should be allowed if a small deck cannot. She stated she has not noted debris dumping on the site.

Commissioner Kayserman asked for clarification on tree removal requirements from Agent Brown. Agent Brown stated she provided an administrative approval for the removal of 2 trees on the site with the understanding that there would be a 2:1 replacement ratio.

Sharon LaRose of 159 Riverside Drive agreed with the comments of Mr. Carter and Ms. Estabrook. She is concerned the project will encroach on a protected zone and negatively impact the wildlife.

Commissioner Radner added that Mr. Carter was correct and the area she indicated on the Google Earth photo was not the property in question.

Ms. Estabrook added that several species of wildlife are not present anymore and she is concerned removing more open land will contribute to the disappearance of more species.

Commissioner Kayserman motioned to continue this item to the hearing on April 1, 2021. Commissioner Gauthier seconded. Commissioner Kayserman led a roll call vote. All attending commissioners voted "aye." Motion carried 7-0.

3. Applications Previously Opened to be Discussed Tonight

3.1 Eastern Avenue – NOI – Replacement of a 6" Water Main with a 12" Main in Riverfront Area and BZ – DEP #141-0584

Applicant: DWWD Representative: Mel Higgins, Weston & Sampson Request: Issue OOC

Darwin Cevallos of Weston & Sampson provided an update on the application, which will improve the water main system between East Street and Bryan Street. Part of the work will include a culvert crossing. They plan to install filter socks and silt sacks in the catch basins within the wetland buffer zones. The project is slated to start after the town's Complete Streets project. Mr. Cevallos stated the plans have specified that test pits will be dug in advance of the project, partly to determine depth to groundwater. Once the test pit data has been reviewed, a dewatering plan will be created. He stated previous projects have not encountered much groundwater. He stated he believes the contractor will be able to handle any groundwater by using a typical 2" pump to discharge to an onsite dewatering basin. He stated all excavated material will be disposed of offsite.

Commissioner Kayserman asked for clarification on the final status of the water line in the wetlands. Mr. Cevallos stated the 6" water line in the street will be abandoned and the new 12" water lines will be connected to either side of the 8" line that runs through the wetlands. The existing 8" line in the wetlands will stay active. Commissioner Kayserman asked why they didn't plan to run the 12" water line continuously through the culvert instead. Mr. Cevallos stated their hydraulic modeling suggested replacement of the 8" line was not needed.

Commissioner Kayserman asked what the lifespan of the 8" line was. She noted it was installed in 1967 and is curious if it may fail in the near future and necessitate an emergency repair. Stephen Locke of Dedham-Westwood Water District stated he felt leaving the 8" pipe in place was a preferable choice to get the project approved and completed in a timely manner.

Commissioner Kayserman asked if starting this project after the town's Complete Streets project would disrupt the town's recently completed work. Mr. Cevallos stated the town would not be re-paving the street until 2022. All work from this project should be done well in advance of that activity.

Commissioner Kayserman asked for clarification on dewatering plans. Mr. Cevallos stated dewatering specs will be provided to the contractor. He gave an overview of the dewatering details shown in the submitted plans.

Commissioner Kayserman noted some of the trenching will occur near a rain garden installed as part of the Complete Streets project. She asked that construction crews ensure it is adequately protected. Commissioner Radner clarified that this Complete Streets rain garden may not be completed until the date of final re-pave, which is after this proposed project.

Commissioner Kayserman opened the floor to the other commissioners for questions and comments.

Commissioner Radner stated her previous concerns about dewatering have been addressed with Mr. Cevallos's updates.

Commissioner Kayserman opened the floor to the public for questions and comments. She did not receive any responses.

Commissioner Kayserman motioned to close the public hearing for this item. Commissioner Radner seconded. Commissioner Kayserman led a roll call vote. All attending commissioners voted "aye." Motion carried 7-0.

Commissioner Kayserman motioned to approve the Notice of Intent for this project. Commissioner Hafrey seconded. Commissioner Kayserman led a roll call vote. Commissioner Kayserman abstained. All other attending commissioners voted "aye." Motion carried 6-0 with one abstention.

3.2 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. Request: Issue OOC/MSMP

Karon Skinner Catrone stated the Commission had been satisfied with the restoration plan submitted by the applicant at the last meeting. She was requesting an Order of Conditions be issued.

Commissioner Kayserman opened the floor to the other commissioners for questions and comments. She did not receive any responses.

Commissioner Kayserman asked if a draft Order of Conditions had been shared with the applicant. Agent Brown confirmed. Ms. Catrone stated the draft was acceptable.

Commissioner Kayserman opened the floor to the public for questions and comments. She did not receive any responses.

Commissioner Kayserman motioned to close the public hearing for this item. Commissioner Radner seconded. Commissioner Kayserman led a roll call vote. All attending commissioners voted “aye.” Motion carried 7-0.

Commissioner Kayserman motioned to approve the after-the-fact restoration of the disturbed area and issue the Order of Conditions for this project. Commissioner Hafrey seconded. Commissioner Kayserman led a roll call vote. All attending commissioners voted “aye.” Motion carried 7-0.

3.3 35-41 Roosevelt Road – NOI/MSMP – DEP #141-0559/MSMP 2019-13

Applicant: Kevin Costello Representative: Jim DeCelle, DeCelle-Burke-Sala Request: Issue OOC/MSMP

Kameron Campbell of Decelle-Burke-Sala stated this project was previously brought before the Commission in 2019 but was put on hold as the applicant sorted out an issue with the Fire Department regarding a turnaround area at the end of Roosevelt Road. The applicant has obtained an easement from a neighbor to install a 35'x40' turnaround across from the residence. Mr. Campbell stated no other changes occurred to the plans since the last presentation. He stated the drainage calculations had been updated to include the new turnaround, but no changes had to be made to the onsite systems. Mr. Campbell stated they had received comments from Agent Brown and were in the process of making related updates to the plans.

Commissioner Kayserman noted updated plans would need to be resubmitted once changes were completed. She asked for verification that the drainage calculations were taking the turnaround into account. Mr. Campbell confirmed.

Commissioner Kayserman asked if test pits had been dug onsite. Mr. Campbell stated 2 had been dug. One was near the proposed gutter inlet and one was at the back of the proposed building. Commissioner Kayserman asked if one had been dug in the area of the proposed rain garden. Mr. Campbell stated a test pit had not been dug in this area because the ground was currently too wet for a backhoe to pass. Commissioner Kayserman asked if the applicant was requesting a waiver for the test pit at the proposed rain garden. Mr. Campbell stated he'd ask for a special condition to complete the soil test during construction. Commissioner Kayserman stated she was hesitant to grant this special condition because the result of depth to groundwater could require drastic changes to the design. She would prefer to see soil data prior to approving the project. Mr. Campbell understood.

Commissioner Kayserman opened the floor to the other commissioners for questions and comments.

Commissioner Radner stated a delineation was previously completed for the project area. She asked if this delineation covered the newly included area where the turnaround will be installed. Mr. Campbell stated he had spoken with the wetlands scientist who had completed the delineation and he will add more flagging to include the turnaround area.

Commissioner Gauthier asked if a test pit had been dug in the area of the infiltration system. Mr. Campbell stated a test pit was dug at the back line of the house, very near the proposed infiltration system's location.

Commissioner Gauthier noted the turnaround was on a neighbor's property via an easement and runoff from that turnaround will be treated by the applicant's systems. He asked if an additional easement was needed to agree that runoff from one property would be treated on another. Mr. Campbell stated

the neighbor had agreed to an easement for the turnaround and no stormwater structures would be placed on the neighboring property, so a drainage easement should not be necessary.

Commissioner Kayserman asked if a planting plan had been prepared. Mr. Campbell stated it had not. She asked to be shown the limit of grass on the plans. Mr. Campbell stated trees would be planted at the 30' buffer line to the edge of the rain garden. Everything from there to the house would be lawn. Commissioner Kayserman noted this project is very near the wetlands and a lawn is not guaranteed by right. She stated she is concerned a large amount of lawn in this area could cause harm to the wetlands, especially if the owner uses fertilizers and lawn chemicals. She stated she'd like the designs to include the least amount of lawn possible. She also stated a planting plan would need to be submitted.

Commissioner Kayserman asked where the snow storage for the site is located. Mr. Campbell stated snow storage was not allowed on site because it is located in the ACEC. Commissioner Kayserman stated it was unlikely that the eventual homeowner would not shovel snow. She stated the location of snow storage needed to be shown on the plans. Alternatively, she suggested a deed restriction tied to a homeowner's association that verified someone would haul snow away for every storm. Mr. Campbell stated the applicant had obtained an agreement from Joe Flannagan, Director of Public Works, to remove the snow from the turnaround area. Commissioner Kayserman noted the DPW would not plow the privately-owned driveway. She expressed a need to see something in writing regarding snow removal and/or storage. Mr. Costello confirmed that he had a letter verifying that the DPW will remove snow from the turnaround. Commissioner Kayserman reiterated there needed to be a snow management plan for the property's driveway area. Mr. Costello stated snow in the driveway could be moved to the turnaround for removal. Agent Brown stated that action was illegal and requested a copy of the letter referenced by Mr. Costello. Mr. Campbell agreed to add snow management to the operation and maintenance plan.

Commissioner Kayserman opened the floor to the other commissioners for questions and comments.

Commissioner Radner stated she is concerned with invasive species management on the site. She stated the site is currently overrun with mile-a-minute. She asked if soil would be removed from the site during construction. Mr. Campbell stated the house will be slab-on-grade so excavation will be minimal, but some soil will be removed from the site. Commissioner Kayserman stated that soil will need to be treated so any associated seedbank was not viable. She stated chemicals cannot be used because of the proximity to the wetlands and suggested the applicant research the plant and determine how best to manage it. Scott Morrison of Ecotec responded by saying a planting plan had been completed which included removal details for mile-a-minute and some other invasives, as well as construction management practices to prevent spread. Commissioner Radner displayed a photo of the site and reiterated the need to ensure the mile-a-minute is not spread during construction.

Commissioner Kayserman opened the floor to the public for questions and comments.

Judith Gutman of 50 Fillmore Road stated she is concerned about the snow removal and where the resulting snowmelt will go. She is already experiencing wet conditions at her property and is concerned this project will make it worse. She expressed concern that the DPW will remove snow from the property. She believes this is special treatment not provided to other residents.

Dave DiDonato at 440 Greenlodge Street stated the site is currently very wet. He experienced high groundwater when replacing fenceposts on his property and he is concerned this will be exacerbated for him and his neighbors if a new house is constructed. Commissioner Kayserman stated test pits will help them understand the groundwater issues in the area.

Scott Mulholland of 29 Roosevelt Road stated that he is opposed to the project. He is concerned that parts of the project will be very close to the wetlands. He agreed with the previously mentioned concerns about how this project will impact the drainage issues already experienced by him and his neighbors. Mr. Mulholland also expressed concern that the builder might not stick to the submitted plans.

Jack Whalen, related to the resident of 29 Roosevelt Road, cited Section 1 of the submitted project narrative, which states that runoff currently discharges directly to the wetland and this project would improve the runoff situation. Mr. Whalen stated there is not currently an issue with runoff at the end of the road. He agreed with Ms. Gutman's concerns that Mr. Costello's agreement with the DPW amounted to special treatment not afforded to other residents. Mr. Whalen asked who will own the road that will be added to the existing end of Roosevelt Road. He asked where any necessary power poles or hydrants will be placed to accommodate this new property. Commissioner Kayserman asked Agent Brown if the Engineering Department had reviewed the plan for utility placement. Agent Brown was uncertain.

Commissioner Kayserman asked Agent Brown if special considerations were needed for endangered species with the project's proximity to the ACEC. Agent Brown stated the applicant had previously submitted a NHESP "no take" letter on this subject, but since the project area has expanded, Agent Brown stated the letter needed to be updated and resubmitted.

Mr. Costello requested a list of outstanding items to be addressed for the next hearing. Agent Brown stated she had recently submitted comments on the design. Those comments, in addition to comments made by the Commission tonight, needed to be addressed.

Commissioner Kayserman motioned to continue this item to the hearing on April 1, 2021. Commissioner Hafrey seconded. Commissioner Kayserman led a roll call vote. Commissioner Garlick was unavailable. All other attending commissioners voted "aye." Motion carried 6-0.

4. Request for OOC Extension – 93 Alden Street – Applicant: Alena Pelipenko – DEP #141-0532

Ms. Pelipenko stated the project was being constructed in 2 phases. She stated the first phase was completed in July 2019, but subsequent problems have caused the second phase to be delayed. She stated the rain garden was installed in March 2020. The fence and grass have been installed. She stated she had issues with ordering ground cover and trees. She is planning to complete planting in the spring. She plans to finish construction and the drainage system by the end of 2021.

Commissioner Kayserman asked for clarification that some construction, some drainage features, and some plantings still needed to be completed. Ms. Pelipenko confirmed. Commissioner Kayserman asked what drainage features had not yet been installed. Ms. Pelipenko stated all construction in the front of the house was incomplete.

Commissioner Kayserman motioned to extend the Order of Conditions for this project for 1 year. Commissioner Gauthier seconded. Commissioner Kayserman led a roll call vote. Commissioner Garlick was unavailable. All other attending commissioners voted "aye." Motion carried 6-0.

5. Request for COC – 531 Washington Street – Applicant: Matt Quinn – MSMP 2017-04

Agent Brown stated the house had been built according to the plans and she had received an electronic as-built drawing.

Commissioner Kayserman motioned to issue a Certificate of Compliance upon submission of a hard copy as-built drawing. Commissioner Hafrey seconded. Commissioner Kayserman led a roll call vote. Commissioner Garlick was unavailable. All other attending commissioners voted "aye." Motion carried 6-0.

6. Minutes – 2/4/21; 2/18/21

Commissioner Kayserman continued discussion of these minutes to the next meeting.

7. Agent's Report

Agent Brown stated the residents at 159 Riverside Drive have requested to replace their asphalt shingle roof with a metal roof. She stated the activity was exempt from the Major Stormwater Act, is more than 50' from the river, and is considered maintenance on an existing house. She has requested that the dumpster be placed in the driveway with tarps placed so any stray shingles go into the side yard and not towards the river. She has issued an Administrative Approval pending the submission of spec sheet for the new roofing material so she can verify it will not leach copper or zinc.

Agent Brown stated the consultants for the projects at 80 Bridge Street, 725 Dedham Plaza, and 95 Eastern Avenue are responding to comments from the peer reviewers. She stated the applicant for 95 Eastern Avenue anticipates appearing before the Commission at the next hearing.

Agent Brown stated that the DiMaura Land gift on Providence Highway has been completed and the town is considering amenities for the site. The gift of 198 Fairbanks Street is progressing and awaiting Commissioner Kayserman's review and signature.

Commissioner Radner motioned to adjourn. Commissioner Kayserman seconded. All attending commissioners voted "aye." Motion carried 6-0.

The meeting was adjourned at 10:01 pm.