



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

450 Washington Street
Dedham, MA 02026

Tel: (781) 751-9210
Fax: (781) 751-9109

Website
www.dedham-ma.gov

TOWN OF DEDHAM

CONSERVATION COMMISSION

Minutes of April 15, 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:

Stephanie Radner, Acting Chair
Leigh Hafrey
Eliot Foulds, Clerk
Nick Garlick
Nathan Gauthier

The following staff were also present:

Elissa Brown, Agent

The following Commissioners were absent:

Michelle Kayserman, Chair
Bob Holmes

The following Applicants and/or Representatives were present:

Jason Mammone, Representative and Applicant – 351 East Street (Gonzalez Field) and Elm Street and Rustcraft Road
Jon Briggs, Representative – 351 East Street (Gonzalez Field)
Paul Lindholm, Representative – 68 Indian Path
Rob Truax, Representative – 80 Bridge Street
John Joyce, Applicant – 214 Lowder Street
Regan Andreola, Representative – 214 Lowder Street
Andrew Gorman, Representative – 214 Lowder Street
Dan Gagney, Representative – 214 Lowder Street
Mollie Moran, Applicant – 25 Boathouse Lane
Lilly Medeiros, Applicant – 41 Willard Street

Commissioner Radner called the meeting to order at 7:03 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. New Applications

1.1 351 East Street (Gonzalez Field) – MSMP 2021-07 – Addition of 4 Exercise Stations and a Sitting Area with Path

Applicant: Town of Dedham Representative: Jason Mammone, Engineering Request: Issue MSMP

Mr. Mammone stated this is the same project for which a Request for Determination of Applicability was considered at the previous meeting. That determination was negative, and the request tonight is to issue a Major Stormwater Management Permit for the project.

Mr. Mammone stated this project will install 4 exercise stations and a picnic/sitting area and will extend the existing asphalt walkway to connect to each of these new installations. The total added impervious area is approximately 2,200 ft² and an infiltration trench is proposed to collect more than 2" of runoff from the impervious surfaces. Soils in the area are in the "A" hydrologic soil group.

Mr. Mammone stated the applicant would be requesting several waivers for this project under the reasoning that strict application of some of the requirements is unnecessary or impractical because of the size or character of the development project and because of the natural conditions of the site. Mr. Mammone stated that while they are installing 2,200 ft² of impervious area, the overall disturbance is less than 4,000 ft² and is a very small-scale project in relation to other projects that come before the Commission. Further, Mr. Mammone felt that the project provides the same level of protection to public health, safety, environment, and general welfare of the Town without strict application to the rules and regulations, also justifying the waivers.

Mr. Mammone listed the waivers being requested. They included: X-year storm frequency analysis, runoff curve analysis, 90% total suspended solids load removal, 60% phosphorus load removal, abutter notification, engineering and consulting review fees, stormwater management plan report, erosion and sediment control report, and the signed operation and maintenance report.

Mr. Mammone displayed the plan to illustrate the project for the Commission. The infiltration trench will be topped with loam and grass for better functionality and easier maintenance in this application.

Commissioner Radner noted that the list of waiver requests is longer than typical. She asked if the number of waivers was due to a time constraint for the project. Commissioner Radner stated she was reluctant to allow waivers for this project, especially given the location. She also asked if the project would be impacting the abandoned rail corridor or potentially disturbing anything that was capped.

Jon Briggs, member of the Dedham Parks & Recreation Commission, stated the waiver requests aren't due to time constraints, but rather funding constraints, as this is a grant-funded project. Commissioner Radner stated she was concerned several of the waivers regarded reports that are usually required. She stated it was one thing for an applicant to submit a report showing what would be required and then request a waiver for those requirements, but it was a more concerning request for an applicant to not even prepare the reports showing the level of stormwater management that would be required for this project. Mr. Mammone reiterated his belief that this is a small-scale project, and the use of the finished product will not lend itself to typical pollutant-generating activities. This pathway will not be used by cars and will not be sanded or salted in the winter.

Mr. Mammone stated he would consult Activitas, who designed Gonzalez Field, to see where the abandoned rail corridor and any capped areas are located.

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

Commissioner Foulds asked for Agent Brown's opinion on the requested waivers. Agent Brown stated she felt there could be alternative best management practices that wouldn't require so many waivers, although she did agree with some of the requests. She also stated she felt the placement of the trench on the designs might need closer scrutiny, as it didn't seem to be placed to capture all necessary runoff. Agent Brown stated the plans should indicate the species of the 3 trees that are proposed to be planted. She also asked for clarification on the picnic area. It is currently shown on the plans as a paved section with several granite blocks. She asked if this was the proposed picnic area. Mr. Briggs stated it was the picnic area and a picnic table may be added, either on the pavement or on the grass to the side, at some point in the future.

Commissioner Foulds stated he was not immediately opposed to considering the waiver requests. He equated the project to a sidewalk and felt the infiltration trench adequately collected runoff.

Commissioner Gauthier agreed with Commissioner Foulds. He asked if stockpiling of soil will be needed during construction. He asked to be shown where any stockpiling would occur and confirmation that the proposed straw wattles would adequately protect the piles. Mr. Mammone stated the construction would be handled by the Department of Public Works and they would haul off any soil as it was excavated, so soil stockpiling was not needed.

Commissioner Gauthier asked if the Parks Department was committed to low phosphorus fertilizer for this area. Mr. Mammone stated he was not familiar with the Operations and Maintenance plan, but if use of low phosphorus fertilizer wasn't included, it easily could be. Mr. Briggs stated he expected the fertilizer in this area to be the same as was being used for Gonzalez Field, and that he could find out. Agent Brown checked the Order of Conditions for Gonzalez Field and stated it did not contain anything regarding fertilizers, but suggested use of low phosphorus fertilizer could be added as a special condition for this project.

Commissioner Radner opened the floor to the public for questions and comments. She received no responses.

Mr. Briggs asked that the project team be given definitive actions to take at the conclusion of this hearing. Commissioner Radner stated she'd like to have an answer about the project impacting any capped areas, she'd like to see a written list of the specific waivers, and she'd like to see a consideration of alternatives that might limit the number of waivers being requested. Agent Brown added that the species of the new trees should be included on the plans.

Commissioner Radner encouraged Mr. Briggs to provide an update on this project at the Parks & Recreation Commission's upcoming meeting to promote public awareness since this is in a sensitive area. Mr. Briggs stated the project has been discussed at length and, once the Conservation Commission process is completed, they will continue discussions.

Commissioner Radner motioned to continue this item to the hearing May 6, 2021, with the applicant providing information on the items she previously listed. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

2. Applications Previously Opened to be Discussed Tonight

2.1 68 Indian Path – MSMP 2021-04 – Demo SFD and Shed and Construct New SFD

Applicant: Tara and Gregory Murphy Representative: Paul Lindholm Request: Issue MSMP

Mr. Lindholm gave an overview of plan revisions for the project. An overflow for the underground infiltration system has been added, the grading of the driveway has been shown in greater detail, and the street sweeping credit has been removed from the total suspended solids equation. Mr. Lindholm also investigated the question of when the infiltration system would overflow. He ran a simulation with 5" of rain and found it still was not expected to overflow as currently designed. He stated he had reviewed a draft Major Stormwater Management Permit from Agent Brown and did not have any questions or comments in response.

Commissioner Radner asked for Agent Brown's comments. She stated the revisions satisfied what had been requested at the previous hearing.

Commissioner Radner opened the floor to the other commissioners for questions and comment. She received no responses.

Commissioner Radner opened the floor to the public for questions and comment. She received no responses.

Commissioner Radner motioned to close the public hearing for this item and issue the Major Stormwater Management Permit as drafted by Agent Brown. Commissioner Garlick seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

2.2 80 Bridge Street – DEP #141-0583/MSMP 2020-01 – Commercial Redevelopment

Applicant: Chris Kotsiopoulos Representative: Joyce Hastings, GLM Engineering

Commissioner Radner asked Agent Brown to summarize the current status of this application. Agent Brown stated Mr. Kotsiopoulos had submitted an application previously. She stated the only exterior modification he planned was a 275 ft² addition. She stated that the Commission felt this required an Order of Conditions and at least a Minor Stormwater Management Permit due to its proximity to the Charles River. Mr. Kotsiopoulos hired an engineer, and the Commission hired a peer reviewer to examine their work. Agent Brown stated the peer reviewer eventually approved of their design after some initial back-and-forth. She stated the applicant is proposing to add a water quality unit to provide some treatment to the stormwater prior to discharge to the river. Agent Brown stated that at the previous meeting, it was discussed that Giorgio Petruzzello was considering taking over the site and starting a project at the same location. The Commission was concerned that the plans for the site may change from what is currently proposed because of this second project. Agent Brown stated the recommendation was for the Commission to only consider what was presently before them, as Mr. Petruzzello's project may not ever occur.

Commissioner Radner agreed with the suggestion that the public hearing be closed, and the permit issued for this project as proposed.

Agent Brown stated she had shared a draft Minor Stormwater Management Permit with Ms. Hastings and she had no questions or comments. Rob Truax confirmed.

Commissioner Radner opened the floor to the other commissioners for questions and comment. She received no responses.

Commissioner Radner opened the floor to the public for questions and comment. She received no responses.

Commissioner Radner motioned to close the public hearing for this item, issue the Order of Conditions, and authorize Agent Brown to issue the Minor Stormwater Management Permit as drafted. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

2.3 214 Lowder Street – DEP #141-0583/MSMP 2021-01 – Planned Residential Development

Owner: Jack Connors, Wight Pond II Applicant: John Joyce, Old Grove Partners Representative: Regan Andreola, Beals & Thomas

Ms. Andreola provided updates that have been made since the last hearing. She stated they issued a letter addressing all comments from the previous hearing. She stated they received a second comment letter from peer reviewer Horsley-Witten and have addressed all comments and issued a response letter. Ms. Andreola stated all trees within 25' of the limit of work have been identified and included on the plans and a mitigation plan for tree removal has been included.

Commissioner Radner requested Ms. Andreola briefly summarize the comments and responses included in the letter. Ms. Andreola Agreed.

Ms. Andreola stated that Agent Brown had asked the project team to consider a bridge in lieu of a culvert to avoid work in the UBA. Ms. Andreola stated the crossing is at a curved portion of the roadway, so to install a bridge over the UBA, it would need to be 115'-140' long. Ms. Andreola stated the project team believed that to be unnecessary and stated the culvert is a replacement of the existing culvert.

Ms. Andreola stated Commissioner Kayserman had asked if utilities were running under infiltration area #5. Ms. Andreola stated the utilities were rerouted to run around the infiltration area.

Ms. Andreola stated Commissioner Kayserman asked if soil testing had been performed near infiltration area #5. Ms. Andreola stated no soil testing had been performed, but they were willing to complete test pits at this location if the Commission wished.

Ms. Andreola stated Commissioner Kayserman asked if rational calculations were provided. Ms. Andreola stated they were provided in Attachment 4 of the stormwater report.

Ms. Andreola stated Commissioner Kayserman asked if the project addressed phosphorus removal. Ms. Andreola stated all removal requirements of the local by-law were met and detailed in Attachment 5 of the stormwater report.

Ms. Andreola stated Commissioner Kayserman asked if stormwater calculations would be valid throughout the different phases of construction and how it would be addressed if the project extended beyond 3 years. Ms. Andreola stated the major infrastructure and stormwater management systems would be completed within the first 6-10 months of construction. She stated temporary sediment basins and other site stabilization methods were included on the plans. She stated the site would be stabilized within 3 years and an extension would be requested for any construction exceeding that duration.

Ms. Andreola stated Commissioner Kayserman asked that existing trees be shown on the plan and a mitigation planting plan be provided. Ms. Kayserman stated this work was completed and will be discussed later in her presentation.

Ms. Andreola stated Commissioner Gauthier asked about snow storage areas. Ms. Andreola stated additional snow storage areas have been added to the plan. Informational signage prohibiting dumping will also be posted in the area of the brook crossing.

Ms. Andreola stated there was a question about public access to the open space. Ms. Andreola stated they would defer to the town regarding how the access would be provided but stated they would not be providing public open space within the PRD development.

Ms. Andreola stated there was a question about new work proposed on the abutting lot in the riverfront area. Ms. Andreola stated the lot contains 81,000 ft² of riverfront area, of which approximately 6,250 ft² is proposed to be temporarily disturbed for grading and replanting. She stated no impervious surfaces are proposed for this area.

Ms. Andreola stated there was a concern about the vernal pool. She reiterated that the vernal pool investigations were completed in the spring before the drought was declared.

Commissioner Radner asked what type of access the neighbor on the abutting lot was seeking. Ms. Andreola stated the driveway of the PRD must be raised for stormwater purposes. They need to do some grading and a curb cut to allow the neighbor access to the part of his lot on the opposite side of the brook from his house. An alternative would be him creating a crossing on his property. Agent Brown asked if the grading was limited to that area. Ms. Andreola confirmed and displayed the grading plan. Agent Brown and Commissioner Radner both stated the grading was significant.

Commissioner Radner stated she had visited the site and didn't see evidence of vernal pools in either of the two previously discussed locations. She clarified that the concern was not that there was a drought last year when the pools may have been investigated, but that due to a few weather conditions, last year was not a good year for viable egg masses. She stated that she would like to visit the site one more time to look for evidence of vernal pools. Agent Brown also stated the peer reviewer intends to visit the site.

Agent Brown stated it was reasonable to have the neighbor submit a Notice of Intent for any work on his land because it should be evaluated and considered separately. Ms. Andreola stated she was hoping to have this access work included as part of their proposal. Agent Brown stated it was the Commission's decision, but it did represent new development on a different property than what is currently being considered.

Commissioner Radner stated she was concerned with the access proposal because she does not see a reason for the property owner to desire access to that area when access hasn't been available in the past. She stated it suggests the property owner may be considering a new installation in the future, so requiring them to submit a Notice of Intent to create a record for this project on their property may be a good idea. Agent Brown reiterated that this was new development in the riverfront area, so it should have an alternatives analysis and discussion of reason. Ms. Andreola reiterated that this would be temporary disturbance without any impervious surfaces and the proposed disturbance was less than 10% of the riverfront area. Commissioner Radner clarified that the lot is owned by an owner not included in this application. Ms. Andreola stated this was not unique and the neighboring owner could record the project on their deed, as well. Agent Brown suggested installing this access has the potential

for increased impact, especially if the access is wide enough for vehicular traffic, and therefore more details were needed regarding the need for access and an alternatives analysis. Andrew Gorman asked for clarification that the Commission was seeking an addendum to the alternatives analysis that included the regrading and revegetation of this area. Agent Brown confirmed. Ms. Andreola stated this could be added. Commissioner Radner clarified that, at a minimum, the Commission needed a signed authorization letter that included the neighboring owner as an applicant.

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

Commissioner Gauthier stated that the initial submission included a large amount of land being gifted to the Town, but on a recent map he saw, it looked like the gifted portion had changed. He asked if the portion gifted to the town would have any water access. Ms. Andreola stated the line between public and private had not been finalized, but the pond would be a private amenity for the development. She stated a minimum of 20 acres will be donated to the town. She also stated the lines have been proposed in a specific way in response to concerns voiced by residents on Stoney Lea Road about public access near their properties. Commissioner Gauthier expressed disappointment with the fact the public would not be able to access the pond.

Commissioner Gauthier expressed that he was not in favor of the regrading and replanting in the riverfront area. He stated the reason for the planting was to screen headlights for the neighboring property and he felt there were less impactful alternatives to achieve this goal.

Commissioner Radner asked if there would be any public access points to the land gifted to the town from Stoney Lea Road. Ms. Andreola stated there was a frontage on Stoney Lea Road, but it was predominantly wetlands. She confirmed there would not be access to the upland areas from Stoney Lea Road. Commissioner Radner expressed disappointment with this detail.

Commissioner Foulds agreed with Commissioner Radner's disappointment.

Commissioner Radner asked Ms. Andreola to summarize the comments and responses from the peer review letter. Ms. Andreola agreed.

Ms. Andreola stated the peer reviewer requested clarification on knotweed management. Ms. Andreola stated the specific management was included on a previous submission and included manual removal followed by bagging and off-site disposal. She stated tarps would also be installed to suppress growth until replanting occurred.

Ms. Andreola stated the peer reviewer asked about runoff in a specific section of the project. Ms. Andreola stated the section they referenced was associated with Lowder Street and was not new vehicular pavement.

Ms. Andreola stated the peer reviewer asked that a standalone inspection port detail be added to the plan. Ms. Andreola added the detail.

Ms. Andreola stated the peer reviewer believed there was conflict between the bottom of the infiltration system and the anticipated groundwater mounding. Ms. Andreola stated they provided a table showing sufficient separation. Agent Brown stated she believed the peer reviewer was concerned about the mounding affecting the infiltration system's ability to infiltrate water. Dan Gagne clarified that the comment asked if the groundwater mound entered the infiltration system. He stated the

calculations they provided show the mound never enters the system and therefore does not impact the calculation of the storage the system provides.

Ms. Andreola stated the peer reviewer asked about soil testing in some specific areas. She stated that initial test pits did not correspond with final placement of infiltration systems in some cases, but they are willing to provide test pit data for the new locations prior to permit approval.

Ms. Andreola stated the peer reviewer asked that a signed operation and maintenance plan be provided prior to construction. Ms. Andreola stated this was acceptable.

Ms. Andreola stated the peer reviewer asked that details for a turbidity curtain or other sediment control measure be included on the plan for the brook crossing installation. Ms. Andreola stated they have provided those details.

Ms. Andreola stated the waiver request for the requirement to show existing trees on the plan has been withdrawn and the work has been completed. She stated they are proposing to remove 644 trees over 6" in diameter and are proposing to replant an equivalent of 778 trees. She displayed the new planting plan to illustrate the proposal. She stated the replacement ratio is 1.2:1, which is below the required 2:1 ratio, but felt this planting plan was practical and the land they're preserving makes up for the difference.

Commissioner Radner stated that white pine, which is included on the planting plan, is currently struggling with disease. She also warned that the survival rate when planted at the proposed density would likely be lower than expected. Ms. Andreola stated they would consider swapping that with another species. Agent Brown added that common recommendations include southern plants with the changing climate.

Commissioner Hafrey asked for clarification that all planting will occur on the 12 acres where the development will be, and none will occur on the rest of the privately-owned land. Ms. Andreola confirmed that plantings were not proposed outside of the work area.

Commissioner Gauthier noted there seemed to be plenty of room for additional trees on the planting plan. Ms. Andreola stated there was potential, but due to unknowns the proposed plantings could shift during the actual planting activity and stated that they felt the proposed number of trees presented a challenge to manage and more would be excessive.

Commissioner Radner asked if the acreage to remain with the PRD was required to remain untouched. Ms. Andreola stated this was correct.

Commissioner Radner stated the town needed to have a conversation about access to public and conservation land. She is concerned with the history of residents declining access to public land in the interest of limiting disturbance to their own property. She expressed willingness to work with the Planning Department to sort out access issues to the land that is proposed to be gifted to the town. She stated questions about access issues and the actual boundaries of the land make it difficult for the Commission to consider this request. Ms. Andreola stated she understood but wanted to keep the decision focused on the work they've performed and the proposal they've developed rather than the issues noted by Commissioner Radner. Mr. Joyce stated also expressed understanding but expressed that the pond provides privacy for future residents, and he considered the input of current residents in his placement of the boundary lines in the proposal. Given those factors, he tried to provide the best

piece of land that was accessible from the nearby school for the town. He stated the currently proposed lines are what should be considered.

Commissioner Foulds agreed with Commissioner Radner's points. He asked if the land on the other side of the pond would be public. Mr. Joyce stated there is a trail that connects the pond to the proposed public land. Commissioner Foulds asked for verification that the public would not have access to the pond. Mr. Joyce confirmed.

Commissioner Gauthier suggested the Commission consider that the applicant is requesting several waivers and, usually, the Commission asks applicants to show a good faith effort in providing some other benefit in order to approve waivers. He suggested the exact location of the land being donated was not clear in the initial presentation, and public access to the pond was one of the benefits that he initially saw in this project.

Agent Brown clarified an earlier point by stating the Zoning Bylaw requires at least 20% of a PRD tract to be maintained as natural open space with existing vegetation preserved to the extent possible, subject only to additional planting and landscaping, but no paving, parking, or building. Based on that, she believes extra plantings could be added to the preserved section of the PRD. She also did not see any restriction on trails or public access for the preserved area.

Commissioner Radner partially agreed with Commissioner Gauthier that the parts of the land that will be accessible to the public are different than what she initially understood them to be.

Commissioner Foulds added that the public land would likely not be visited unless the individual intended to trespass to visit the pond. He also stated that he believed one of the trade-offs to allow the high density of development for this project was the public benefit of the conservation land. He believes withholding the pond for private use further benefitted the applicant, resulting in a poor deal for the town. He stated he did not believe the land donation adequately served the public, especially since access to the most attractive resource on the land, the pond, was restricted.

Mr. Gorman asked for clarification of the metric that will be used to render a decision. Agent Brown noted comments on the planting plan and the issue with the neighbor's access need to be resolved prior to a decision. She also stated a final delineation of the land given to the town, the land to be put in a conservation restriction, and the language of the conservation restriction were all important for the Commission to see prior to a decision. Agent Brown suggested the Commission should not render a decision until the Planning Board has finalized their review, as there may be changes to the design based on their review.

Commissioner Radner asked to be shown a map of the PRD area. Ms. Andreola presented a map and stated the map and amount of land to be donated to the town have not been changed since the initial submission. She stated any discrepancies were not intentional and apologized for any misunderstandings.

Commissioner Radner asked for confirmation that the Commission should consider only what's within the boundary line of the PRD. Ms. Andreola confirmed.

Commissioner Radner requested a checklist of outstanding items to be addressed by the applicant. Agent Brown stated the Commission had requested revisions to the planting plan and a resolution of the issue to include access for the neighbor's property. She stated the Commission also needed to consider a waiver request for test pits prior to construction and a waiver request for the tree

replacement ratio before final approval of the plans. Ms. Andreola added that a waiver request had been submitted for work in the UBA to allow for the brook crossing. She confirmed all items could be completed in time for the May 6th hearing.

Commissioner Radner motioned to continue this item to the hearing on May 6, 2021. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

3. Request for Permit Extension

3.1 25 Boathouse Lane – OOC 141-0477 – New SFD

Applicant: Mollie Moran Request: 2-year extension, 2nd request

Ms. Moran stated they are requesting a 2-year extension to their Order of Conditions because they are not able to build on the land as they initially thought they could. They intended to install a net-zero-energy home but have decided not to pursue it further and are now trying to sell the property.

Commissioner Radner opened the floor to the other commissioners for questions and comment. She received no responses.

Commissioner Radner opened the floor to the public for questions and comment. She received no responses.

Commissioner Radner motioned to approve a 2-year extension to the Order of Conditions for this project. Commissioner Gauthier seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

3.2 Elm Street and Rustcraft Road – DEP #141-0534/MSMP 2017-06 – Pedestrian and Bike Improvements

Applicant: Jason Mammone Request: 2-year extension

NOTE: This item was taken out of order immediately following agenda item 1.1.

Commissioner Radner asked Agent Brown for her comments. Agent Brown stated the reason for the delay in the project was because of delays in funding and permitting. She stated no changes in the delineation had occurred, so she did not see any reason to deny the extension request.

Commissioner Radner opened the floor to the other commissioners for questions and comment. She received no responses.

Commissioner Radner opened the floor to the public for questions and comment. She received no responses.

Commissioner Radner motioned to approve a 2-year extension to the permit for this project. Commissioner Gauthier seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

4. Issue Permits

4.1 41 Willard Street – RDA 2021-05 – Replacement of Pool Apron and New Patio in BZ to BVW

Applicant: Lilly and Stephen Medeiros Request: Issue Positive DoA

Agent Brown stated she had drafted a Positive Determination of Applicability. She shared it with the applicants for their review and reported they are working with a contractor to submit a Notice of Intent.

Ms. Medeiros stated she intended to submit a Notice of Intent and an application for a Minor Stormwater Management Permit in time for the May 6th hearing. She asked for clarification on how the Commission decided to issue a Positive Determination of Applicability without clear information on the location of the wetlands. Commissioner Radner clarified that even without a definitive delineation, it was clear the work was in a jurisdictional area.

Commissioner Radner motioned to issue a Positive Determination of Applicability for this project. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

4.2 10 Faith Hill – MSMP 2021-03 – Demolition of Existing SFD and Construction of New SFD

Applicant: Anthony Ross, Jamaica Realty Representative: Scott Henderson, Henderson Cons.
Request: Issue MSMP

Agent Brown stated she had received a revision to the plan showing the driveway would be paved.

Commissioner Radner motioned to issue a Major Stormwater Management Permit for this project. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

5. Revise Stormwater Rules and Regulations

Agent Brown reminded the Commission that the deletion of the section of the Stormwater Bylaw with fees from 2003 was approved at the last Town Meeting and approved by the Attorney General's Office 3 weeks ago. She stated the required 2-week waiting period had passed and the Commission could now revise the Stormwater Rules and Regulations to add the previously discussed fee structure. She advised delaying the effective date until May 31st to allow for website updates and advertisement of the change.

Commissioner Radner motioned to approve the changes to the Stormwater Rules and Regulations as discussed, effective May 31, 2021. Commissioner Hafrey seconded. Commissioner Radner led a roll call vote. All attending commissioners voted "aye." Motion carried 5-0.

6. Agent's Report

6.1 Dedham Civic Pride

Agent Brown reminded commissioners that she was collecting donations for Dedham Civic Pride.

6.2 MACC Conference

Agent Brown encouraged commissioners to review the agenda for the MACC Conference and contact her with any interest. It will be a virtual conference this year.

Agent Brown also stated the vacancies for 2 Associate Commissioners and 2 Alternate Commissions were posted on April 9th and would be open through April 19th. She encouraged past applicants to reapply and commissioners to spread the word.

Agent Brown stated the posting of the Assistant Conservation Agent position has been taken down due to concerns from the union but will be reposted when the issues are addressed.

Commissioner Garlick motioned to adjourn the meeting. Commissioner Radner seconded. All attending commissioners voted "aye." Motion carried 5-0.

The meeting was adjourned at 9:42 pm.