|  | The Town of Dedham  Commonwealth of Massachusetts  Conservation Commission  26 Bryant Street  Dedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, March 20, 2014, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Brian McGrath, Andrew Tittler, Kristine Langdon, and Sean Hoxie.

Members Absent: Andrew Tittler

Mr. Civian called the meeting to order at 7:00 PM.

7:00 PM- 399 West Street- *Abbreviated Notice of Resource Area Delineation from Perry and William Phinney, represented by Goddard Consulting, for the confirmation of all wetland resource areas at 399 West Street. DEP File number 141-0462*Continued from 03/06/14

Nicole Hayes was present from Goddard Consulting. She presented the Commission with updates since the last hearing.

Mr. Gorden asked if they had determined what year was used for the datum of both the surveyors and the FEMA maps. Ms. Hayes responded that she would have to contact the surveyor for this information and get back to the Commission with the answer. Agent O’Connell commented that there is a note on the plan that all elevations are NAVD- 88. Mr. Gorden responded that he is looking for a clarification of what they are referring to when they say “all”. Agent O’Connell explained that what Mr. Gorden is asking is if all the topographic contours on the plan are the same datum as the flood elevation.

Mr. Gorden also asked if the Needham Conservation Commission had been contacted and offered a copy of the plan. Ms. Hayes responded that since Rachel had handled the filing she would need to double-check whether the Needham Conservation Commission was contacted, and if not, she will contact them herself.

Ms. Bugay asked if Agent O’Connell had an opportunity to look at the site. Agent O’Connell confirmed that she went to the site after the first filing, but has not been back yet.

Chris O’Dea, abutter from 381 West Street, commented that the BVW line has not shifted since the last meeting. He asked what area would be buildable. Mr. McGrath explained that the request in front of the Commission tonight is to agree on the delineation, a separate filing would need to be made for any projects that would take place.

Mr. Civian made a motion to close the public hearing, seconded by Ms Bugay, UA.

Mr. Civian made a motion to approve the Abbreviated Notice of Resource Delineation for 399 West Street as recommended by Agent O’Connell, seconded by Ms. Bugay, UA.

7:21 PM- 370 Common St., Northeastern University – *Request for an amendment to an existing Order of Conditions from Northeastern University, to replace an existing running track around the new artificial turf field hockey field, as well as associated stormwater management. (DEP# 141-0448).*Continued from 03/06/14.

Trey Sasser was present from Sasaki Engineering to represent Northeastern University.

At Mr. Civian’s request, Mr. Sasser reviewed the letter that he had sent to the commissioners with his responses to their questions from a previous meeting.

Mr. Sasser explained that there was a question about whether they would need any additional water quality volume. The response was that they are able to meet or exceed the necessary volume.

Mr. Sasser informed the commission that he has provided an updated Stormwater Management Report to Agent O’Connell. He has also provided proof that the trench was widened.

Mr. Sasser addressed the question about the impervious walkway. He explained that the reason for the walkway itself was for long-term maintenance purposes as they would like to try to prevent grass from growing into the track.

Mr. Sasser explained that the track is being rebuilt in its current location, and there is less than a foot shift. As for considering Low Impact Development, they plan to re-use as much of the subsurface as possible.

Agent O’Connell explained that a peer review would be needed and would be done by McMahon. The estimated cost is $1500. Mr. Sasser presented Agent O’Connell with a check.

Mr. Civian asked if there have been any issues with the operations and maintenance reporting. Agent O’Connell responded that the reason they did not receive an Operations and Maintenance Plan this year is that the project is not yet complete.

Mr. Civian made a motion to continue the hearing on the Northeastern University track until April 3rd, seconded by Ms. Bugay. UA.

7:30 PM- 750 Providence Highway- *Notice of Intent from David Spiegel for the redevelopment of a 7.5 acre parcel containing a freestanding retail building and 28 additional parking spaces while filling and replicating an area of Bordering Vegetated Wetlands (DEP# 141- 0465)*

Mr. Civian made a motion to continue the hearing on 750 Providence Highway until April 3rd, seconded by Ms. Bugay. UA.

7:30 PM- 450 Sprague Street*- Notice of Intent from the Town of Dedham Engineering Department for the development of a multi-use recreational facility on the 25 acres of land formerly known as the Striar property, located at 450 Sprague Street. (DEP# 141-0466)*

Jason Mammone, Director of Engineering for the Town of Dedham was present. He requested that the discussion be held later in the evening.

Mr. Civian made a motion to continue the hearing until approximately 8:30 PM this evening, seconded by Ms. Bugay, UA.

7:32 PM- 28 Heritage Hill-*Stormwater Permit Application from Richard Howdy for the replacement of an existing single family home and driveway with a new home and new driveway, utilities and landscaping at 28 Heritage Hill. (SMP#2014-04)*

Richard Howdy was present for the hearing.

Agent O’Connell recommended that a Stormwater Permit be issued for 28 Heritage Hill.

Mr. Civian made a motion to issue a Stormwater Management Permit for 28 Heritage Hill with standard conditions of approval as recommended by Agent O’Connell, seconded by Ms. Bugay, UA.

7:40 PM- MassDOT I95/University Ave*- Notice of Intent from the Massachusetts Department of Transportation- Highway Division for improvements to the I-95 southbound ramp at University Avenue. (DEP# 141-0464)*

Matt Shute was present to represent the Massachusetts Department of Transportation. Mr. Shute explained that this request is part of a larger project which involves making improvements to the access of the train as well as the access to future commercial projects.

Mr. Shute explained that the intersection of Blue Hill Avenue at University Avenue has a high crash history, and they plan to improve the safety of this intersection. The design as proposed meets highway design standards where the existing design does not. A new ramp will allow a longer distance for cars to travel before reaching an intersection. Mr. Shute explained that they are proposing approximately 13,000 square feet of wetland mitigation, with approximately 5,000 square feet of existing wetland impacts; a 2:1 ratio.

Mr. Gorden confirmed with Mr. Shute that they also have the temporary impacts for the wetlands. Mr. Gorden also confirmed with Mr. Shute that this project is separate from the add-a-lane project.

Mr. Gorden asked for more detail on the removal of the existing ramps. Mr. Shute responded that the existing pavement will be removed down to the existing subsurface, and then they will add loam and seed for grass.

Mr. Civian asked the proximity to the wells and further questioned if the wells and open space area would be protected. He explained his concern about salt pollution of drinking water wells. Mr. Civian also asked what was considered for Low Impact Development and if the best management practices would be consistent with the TMDL for the Neponset watershed.

Mr. Shute explained that for low impact development, they have utilized every area they were able to mitigate.

Agent O’Connell asked about the existing drainage connections and how the flow pattern works.

Steve Corriveau of Tetra-Tec displayed information showing both existing and proposed drainage connections. He explained that the changes will demonstrate a reduction in flow rate.

Mr. Gorden asked if the flow could be diverted to the new mitigation sites. Mr. Corriveau responded that they are up-hill.

Ms. Bugay asked if there is a new infiltration system in the North-east corner. She commented on the importance of the infiltration basin not being in an area where the soils could have been impacted by salt and that the material beneath the basin should be clean. She reminded Mr. Shute that this is important because residents drink the water.

Agent O’Connell recommended that a third party reviewer be hired to review the project in more detail.

Susan McArthur responded that MassDOT does not pay for peer reviews as they do not feel it is a good use of state tax payer dollars. She added that they have already hired a non-biased company to review the project and that should be considered. Mr. Civian responded that the applicant should consider how they could help get the review done as this is standard practice for the Dedham Conservation Commission since they do not have the expertise to thoroughly review a project of this complexity and Dedham Taxpayers should not have to pay for that review.

Bob Dillard Senior Vice President of Tetra-Tec asked if he could try to shed some light on the well situation. Mr. Dillard showed the Commissioners the location of the 5 wells and explained the drainage and flow patterns.

Mr. Gorden asked if they have been in front of Westwood with their request yet. Ms. McArthur responded that they should be on the April 9th Agenda for Westwood Conservation Commission.

Mr. Civian asked the Commissioners to use their areas of expertise to assist in reviewing this project where possible.

Mr. Civian made a motion to continue the hearing on MassDOT I-95/University Ave until April 3rd, seconded by Ms. Bugay, UA.

8:20 PM- 450 Sprague Street*- Notice of Intent from the Town of Dedham Engineering Department for the development of a multi-use recreational facility on the 25 acres of land formerly known as the Striar property, located at 450 Sprague Street. (DEP# 141- 0466)*

Deborah Michener was present from Activitas, along with other members of her team.

Agent O’Connell commented that she had emailed her some questions today. Ms. Michener confirmed she is in receipt of this information. Ms. Michener reviewed Agent O’Connell’s questions with the commission.

Mr. Civian would like a narrative that describes how Low Impact Development has been considered, and consistency of best management practices.

Mr. Gorden asked if they found any endangered tree species on the property. Mr. Civian responded that would fall within the wildlife study which the applicant will be will be required to do as part of their filing.

Ms. Michener began the presentation and noted that she would try to keep it brief due to the full agenda for the evening. She explained that the loop road would be in porous asphalt.

Mr. Civian asked if there are other pedestrian entrances to the property. Ms. Michener responded yes, and they already exist.

Agent O’Connell asked why the dog park is not natural turf. Mr. Civian also expressed concern about the concentration of dog urine and how that would be handled on the synthetic surface.

Ms. Michener explained the larger bridge will be about 200 feet long.

Mr. Gorden commented potential issue of water level rising above the boardwalk and to consider this in the design of the bridge.

Ms. Michener explained that 18 inches of crushed stone would be placed under the synthetic fields. Mr. Civian confirmed with Ms. Michener that the synthetic material would be pervious.

Mr. Gorden asked if there would be any benefit to cleaning out and replanting the wetlands. The response was that with there already being significant impact to the wetlands they have not considered this.

Ms. Michener explained that isolated land subject to flooding is relocated to an area with few trees.

Kevin Nagel, an abutter, expressed concern that the pond will affect his already high groundwater. Mr. Nagel asked about the purpose of road looping around the field. He asked if the applicant could consider the movement of the road to lower the impact on the neighbors by bringing it closer to the field. Ms. Michener explained that the grades are too steep in other locations, and added that they are technically moving it further away from the property line by removing the parking spaces in that area.

Jim Maher of the Parks and Recreation Committee added that they did set aside funding for a peer review process.

Agent O’Connell recommended a peer reviewer. She explained that the peer reviewer will not be available until after April 1st.

Mr. Civian asked to be kept informed about when they would be meeting with the Planning Board.

Ms. Bugay asked if the existing conditions plan shows all of the existing paths. Ms. Michener responded that it does not.

Mr. Civian made a motion to continue the hearing until April 17th, seconded by Ms. McGrath. UA.

9:08 PM- Framingham State University Students were present and asked a variety of questions to assist in the Master Plan update efforts. The students present Daniel Ghirardi, Allison Kelly and Stacey Rutkauskas. Mr. Civian provided his number for any follow up questions.

Milton Rowing Club- John Rhee of the Friends of Milton Rowing club was present and explained that they would like to store boats on town property located at 269 Common Street. In return, the Friends of Milton Rowing plan to offer a learn to row program through Parks and Recreation department. Mr. Civian asked if the river would be wide enough for crew. Mr. Rhee explained that it is.

Agent O’Connell asked about the temporary docks that they had previously discussed. Mr. Rhee responded that the temporary docks are just an idea to make things easier for rowers, but they are not required. The Commission agreed that an RDA with specifics of what is being requested would be the next appropriate action.

Agent O’Connell commented that the connecting trail from Emeritus is finally being built in April.

Agent O’Connell presented a revised permit for 2-4 Bridge Street. She explained the address of the owner needed to be corrected.

Mr. Civian made a motion to allow the minor change to the permit for 2-4 Bridge Street, seconded by Mr. McGrath. UA.

Agent O’Connell presented the commission with the Emeritus trail bridge detail. Mr. Civian accepted the detail as proposed, seconded by Mr. McGrath. UA.

9:50 PM- Ms. Bugay made a motion to adjourn, seconded by Mr. McGrath. UA.