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

Thursday, June 19, 2014, Dedham Town Hall- Lower Conference Room

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

Mr. Civian called the meeting to order at 7:00 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)* Continued from June 5th.

Agent O’Connell explained that draft conditions of approval were circulated today.

Mr. Civian asked if the applicants would need to return to us should minor details change as they go through the process with other committees in Town. Agent O’Connell responded probably not, as the types of things that come up will likely not affect the Conservation approvals. Mr. Civian confirmed that minor field changes would not need to come back to the Commission, but asked that when the plan comes Agent O’Connell let the Commission know if there is anything other than minor changes.

Mr. Civian made a motion to issue the Order of Conditions for 450 Sprague Street, seconded by Mr. McGrath. UA

74 Hillsdale Rd- *Request from Maria and Petre Panagakis for the expansion of a patio area and replacement of old retaining walls (SWP 2014-05)*

Agent O’Connell informed the Commission that the Zoning Board of Appeals approved 3 of the 4 walls, and tabled one retaining wall until July.

Agent O’Connell recommended that a Stormwater Mangement Permit be issued with the standard conditions.

Mr. Civian made a motion to issue a Stormwater Management Permit for 74 Hillsdale Road as recommended by Agent O’Connell, seconded by Mr. McGrath. UA

480 Sprague Street- *Request for Determination of Applicability from NIP Owner LLC for the the modification of an existing driveway at 480 Sprague Street to allow a second access to the existing parking and loading area in the front of the building, including the installation of a new drainage system. (RDA 2014-07)*

Doug Hartnett was present from Highpoint Engineering. He explained that they have already met with Planning Board who voted to approve their proposal. He confirmed with Agent O’Connell that they agree with the draft conditions of approval.

Agent O’Connell recommended that a Negative Determination of Applicability be issued, as well as a Stormwater Mangement Permit. She reviewed the conditions for the Negative Determination with the Commission.

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

Mr. Civian made a motion to issue a Negative Determination of Applicability for 480 Sprague Street with conditions as recommended by Agent O’Connell, seconded by Ms. Bugay. UA

Mr. Civian made a motion to issue a Stormwater Management Permit for 480 Sprague Street as recommended by Agent O’Connell, seconded by Mr. McGrath. UA

Animal Rescue League- *Stormwater Management Permit application from the Animal Rescue League of Boston for 220 Pine Street. (SWP 2014-06)*

Kenneth Knowles, from Eaglebrook Engineering and Survey was present with Bob Williams, Director of facilities for the Animal Rescue League.

Mr. Knowles reviewed the proposal for the expansion of the parking lot with the commission.

Agent O’Connell confirmed with the applicant that they had an opportunity to review the draft conditions.

Mr. Gorden tried to brainstorm a way that the applicant could avoid having to remove the 24 inch Pine tree. Mr. Knowles responded that due to the Pine tree being tall and having a shallow root system, they are concerned about doing any grading around it.

Mr. Civian confirmed with Mr. Knowles that they will build the drain well system. Mr. Civian suggested there be a condition of approval that if the area was to be paved in the future, written notice would need to be provided to the Commission.

Mr. Gorden asked why more spaces were needed. Mr. Williams explained the necessity due to how busy it gets.

Mr. Civian made a motion to issue a Stormwater Management Permit as recommended by Agent O’Connell, seconded by Ms. Bugay. UA

383 Westfield Street-*Stormwater Management Permit application from Wilson Mountain Realty Trust. (SWP 2014-07)*

Scott Henderson of McKenzie Engineering Group was present with the owner of the property, Kelly Clerkin.

Mr. Henderston explained that currently there is no stormwater management on the property. He pointed out the resource areas as well as the steep slopes on the site. He explained that Ms. Clerkin woud liekt o redevelop the site. They would like to move the driveway to avoid glaring vehicular lights at the carriage house. According to the Planning Board and the Fire Department, the driveway will need to be 20 feet wide. They are proposing to install catch basins along the driveway. Mr. Henderson explained that there would be no increase in peak runoff rates on the site. Mr. Henderson explained that they will increase impervious surface by about 10,000 square feet, but will provide enough infiltration capacity to satisfy the requirements.

Agent O’Connell asked Mr. Henderson if they are meeting requirements for runoff from the garage. Mr. Henderson said they are meeting the requirements from the site overall, but not the garage specifically.

Mr. Gorden asked how many trees would need to be removed. Ms. Clerkin responded that while they do not have an exact figure, they plan to maintain the natural state of the property.

Mr. Henderson asked if the Commission would consider adding a condition for approval requesting that a plan showing the trees to be removed be provided later and that the Conservation Agent can do a walk through to verify.

Ms. Bugay suggested allowing them to provide square footage of canopy rather than the number of trees.

Mr. Gorden asked about the septic plan and commented that he would like to see indication of trees that will be removed. He added that the final plan should have accurate plans.

Ms. Bugay asked that the limit of work be included on the plan. She wants to confirm that they will stay outside of the buffer zone. Ms. Bugay also commented on some odd lines that were included on the grading and utility plan.

Mr. McGrath confirmed with Mr. Henderson that Cape Cod Berms were anticipated for all of the paved surfaces. He asked about pre-treatment prior to leaving site. Mr. McGrath also asked if they had considered a trench drain. Mr. Henderson responded that they clog. Mr. Civian added that the applicant should do what is best for the site even if it calls for more Operations and Maintenance work for them.

Mr. Gorden expressed concern with the snow storage location. Mr. Henderson responded that they will look at the snow storage in more detail to determine the location’s feasibility.

Mr. Civian made a motion to continue the hearing on 383 Westfield Street until July 10, seconded by Ms. Bugay. UA

85 Lowder Street- *Stormwater Management Permit application from Ursuline Academy (SWP 2014-08)*

Joey Fonseca was present from Stantec. He explained this proposal is for building # 45 where they intend to build a 10 foot by 45 foot addition. This addition would add approximately 282 square feet of impervious area.

Mr. Gorden asked for signature of owner on the Stormwater Permit Application.

Mr. Civian made a motion to issue the Stormwater Management Permit, seconded by Mr. McGrath. UA

401 Highland Ave- *Request from Jerry Sneirson for a Stormwater Certificate of Compliance (SWP 2012- 04)*

Agent O’Connell informed the Commission that the original plans were changed to include three additional parking spaces.

Mr. Civian asked that calculation for runoff volume be added to the letter to show there is sufficient volume to handle the additional runoff.

Mr. Civian made a motion to issue the Stormwater Certificate of Compliance for 401 Highland Ave, pending the receipt of the stormwater calculations, seconded by Ms. Bugay. UA

356-360 Bridge Street- *Stormwater Management Permit Application from Melsi Xhengo. (SWP 2014- 09)*

George Berg was present from Trapani Associates.

Mr. Berg explained that 100 percent of the runoff runs onto Bridge Street, but with their proposal 100 percent will be infiltrated on site and stored there.

Agent O’Connell informed the applicant that she has not had a chance to thoroughly review the application.

Mr. Civian made a motion to schedule a special meeting to act on this project to be held on June 26th to allow the Conservation Agent more time to review the submission, seconded by Mr. McGrath. UA

180 Rustcraft Road- There was an informal discussion on 180 Rustcraft Rd. Ideas included splitting the building but staying within the area that has already been developed.

Mr. McGrath informed the applicant that they will need firm numbers when they come back to the Commission. Mr. Civian commented that they should do as much as they can to treat it as a new building. Mr. Civian asked them to consider cisterns for reuse of water on the property, and pervious pavement for parking. Mr. Gorden asked about contaminated soils, and asked them to consider solar canopies for parking. The commission agreed that an RDA could be filed with a Stormwater Permit.

25 Boathouse Lane- Informal discussion about a possible non-standard house, with no foundation, no parking area, all electric. Mr. Civian and Agent O’Connell agreed that as a Commission they could not say no to a house being built there. Mr. McGrath commented that he thought a full needs assessment would need to be done and a full Notice of Intent would need to be filed.

Agent OConnell offered to forward information on WPA, the MACC guide, information on alternatives analysis. She felt they should consider starting with an ANRAD to confirm the resource areas.

Meeting Minutes- Mr. Civian made a motion to approve the meeting minutes from 1/16/14, 2/6/14, 2/20/14, 3/6/14, 3/20/14, and 4/3/14 with notes, seconded by Mr. McGrath. UA

9:30 PM- Ms. Bugay made a motion to adjourn, seconded by Mr. McGrath. UA