|   | The Town of DedhamCommonwealth of MassachusettsConservation Commission26 Bryant StreetDedham, MA. 02026 |
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Conservation Commission - Meeting Minutes

Thursday, June 5, 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 May 15th.*

Andy Truman and Deb Michener were present from Activitas.

Ms. Michener explained that since the last hearing they have reduced the amount of synthetic turf at the dog park and the layout has changed. Parking spaces that were along the loop have been relocated.

Mr. Civian asked why artificial turf was chosen for the dog park. Ms. Michener responded that this was due to its stability, but after hearing concerns they have now increased the amount of mulch and digging space at the dog park. She explained that there will be a hose bib and the ability to wash it down.

Mr. Tittler asked questions pertaining to this being a limited project. Agent O’Connell commented that she does not think that they need the limited project status. Mr. Truman confirmed that they can withdraw the limited project status at this point.

Lisa Eggleston confirmed that she has done a couple of rounds of comments with the applicant, and her last sent of comments was sent last week. They are pretty much in agreement of what needs to be done. She explained changes that have been made to address her concerns.

Ms. Bugay asked what upstream improvements are being done. Mr. Truman responded that on the larger stream they will be putting in a large fore bay, and berms will be added to assist with the settling of the sedimentation. Ms. Bugay asked if anything was being done on the lower pipe. Mr. Truman responded that they are proposing to put in a sediment trap. Ms. Bugay also asked about the southern inlet. Mr. Truman responded that they would be adding filter berms in this area.

Agent O’Connell commented that there have been good responses to most of the comments that have been made. She added that she felt the change to porous pavement was a good one. Agent O’Connell felt that the project was ready to have hearing closed and deliberation at the next meeting.

Bill Carrol, an abutter, asked for a copy of the wildlife study.

Ms. Langdon asked why porous pavement was not considered originally. Mr. Truman commented that this was still a relatively new technology.

Mr. Carroll asked if there should be any concerns of contamination to water through the synthetic fields. Ms. Michener explained that there has been a lot of studies on this and there is no indication that contamination will be a concern.

Mr. Gorden suggested having the well tested before and after to determine if there has been any contamination.

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

Mr. Civian made a motion to continue the hearing on 450 Sprague Street until June 19th, seconded by Ms. Bugay. UA.

480 Sprague Street- The applicant forgot the green response cards and the Commission decided that they would not act without the green certified mailing receipts in hand. The applicant decided to return home to pick them up, and will try to make it back to discuss the project later this evening.

An abutter was present by the name of Richard Cimeno, and he explained that he would like to see the plan that the applicant has filed for 480 Sprague Street. His main concern is whether or not greenery would be removed.

7:32 PM- MassDOT I-95/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) Continued from May 15th.*

Agent O’Connell confirmed that the order is ready to be issued with special conditions.

Matt Chute, with Tetra Tec, confirmed that they have reviewed and agree to the conditions for approval.

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

Mr. Civian made a motion to issue the Order of Conditions with the Special Conditions as recommended by Agent O’Connell, seconded by Mr. McGrath. UA

7:45 PM- 28 Heritage Hill – *Request for an Amended Stormwater Management Permit from Richard Howdy due to ledge conditions encountered on the site. (SWP 2014-04)*

Richard Howdy was present for the discussion.

Agent O’Connell confirmed that the system provides enough volume for the increase in impervious surface.

Mr. Civian confirmed with Agent O’Connell that they would only need to infiltrate the additional impervious surface.

Mr. Civian made a motion to approve the amendment to SWP 2014-04 as recommended by Agent O’Connell, seconded by Mr. Bugay. UA

7:53 PM- Schoolmaster Lane- *Notice of Intent from Dedham Land Company, LLC for the widening of Schoolmaster Lane, as well as the widening of an existing intermittent stream/culvert crossing, filling 180 square feet of wetlands, installation of retaining wall on both sides of the road and wetland replication work. (DEP # 141- 0467)*

Paul Brodmerkle of Site Design Professionals was present with Dave Endruinas. Mr. Brodmerkle explained that they were present with a road widening proposal at the request of the Planning Board. The entire road is a private way and the residents have no interest in making it a public way. There is resistance from homeowners about widening the road. The applicant is interested in narrowing it down to a 16 foot driveway, and they plan to provide revised plans to show 16 foot roadway.

Mr. Tittler recommended that the applicant delay sending a revised plan to the Commission until this is reviewed by the Planning Board.

Mr. Gorden confirmed with Mr. Brodmerkle that the stream at the stream crossing was intermittent. Mr. Gorden asked about the field data forms. Mr. Brodmerkle responded that he will get them to Commission.

Mr. Brodmerkle confirmed it will be a 16 foot driveway with 1 foot trench on both sides totaling 18 feet in width.

Mr. Civian confirmed with Mr. Brodmerkle that the houses would not contribute any runoff to the system.

Peter Zahka commented that he believes the board is wise to send them back to the Planning Board since they had made a determination that a 20 foot paved road would be adequate to support the division of the lots.

Bob Olivas, Planning Board member, was present and commented that this has been going on for about 12 years and it is nothing new. He explained that the older homes want a smaller road, while the newer homes seem to want something better and more adequate. He added that it is the fire Chief who is adamant on the 20 foot roadway. He believes the Planning Board is just ready for this to be done.

Mr. Civian asked if the culvert will be large enough to handle the runoff from that area. He added that it should be sized correctly to handle the storms over the past 50 years. Mr. Civiam commented that the replication looks like it does nothing for the wetland. He would like to see the applicant find another way to provide value to the environment.

Mr. Civian made a motion to initiate a 3rd party review for the Schoolmaster Lane project, seconded by Mr. Tittler. UA

Mr. Civian made a motion to continue the hearing on Schoolmaster Lane until Thursday July 24th, seconded by Ms. Bugay. 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)*

Peter Panagakis explained why he and his wife Maria Panagakis were proposing to build 4 retaining walls on their property. Mrs. Panagakis shared information on the materials they planned to use.

Mr. McGrath confirmed with Mr. and Mrs. Panagakis, and Agent O’Connell that no impervious surface would be added.

Mr. Gorden asked where they got the fill for the property. He expressed the importance of ensuring the loom is not hazardous.

Mr. Civian made a motion to continue the hearing on 74 Hillsdale Road until June 9th, following the applicants meeting with the Planning Board, seconded by Mr. McGrath. UA

8:35 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) Continued from May 15th.*

Matt Smith explained that the reason they want to keep land under water body is that it is their understanding that if they fill land under water body; they have to replicate land under water body.

Mr. Civian explained that he had asked the applicant to consider what would be best for the environment.

Agent O’Connell commented that she would need more time to think about the details to determine what would be best for the environment in this case.

Paul McManus explained that while the hydrology on the site is artificial, regulations say that is what they have to deal with. He explained his attempts to consider linking the two areas.

Ms. Bugay asked if a direct connection would be necessary. She suggested considering some sort of fore bay to cut off the direct connection. Ms. Bugay also commented that with the addition of more land under water, she understands why they are assuming that they need to replicate what they are taking away but doesn’t think they need additional.

Mr. Smith explained the applicant’s efforts to improve drainage and add LID components as designed with addition of rain gardens, green roof, etc.

Ms. Eggleston thinks that the plans should incorporate some of the improvements that Ms. Bugay was getting at. She explained the benefits of adding land under water body; a nice pond would naturally trap sediment. She suggested that maintenance also be considered.

Mr. Civian suggested allowing the applicant more time to move forward with the details.

Mr. Civian made a motion to continue the hearing at 750 Providence Highway until July 10, seconded by Mr. Tittler. UA

85 Lowder Street- *Request for Determination of Applicability from Ursuline Academy for the repair of a 300 foot section of an existing sewer line with proposed work within wetland areas, the 100 foot buffer zone, the inner and outer riparian zones to Lowder Brook and a Zone A flood area according to FEMA. (RDA 2014-06)*

Joey Fonseca of Stantec was present to represent Urseline Academy. He explained that they are proposing to replace a 300 foot section of sewer line. While doing this, they want to keep the existing sewer line active as to not disrupt the school. They plan to remove some invasive species, and a 24 inch Maple tree along the sewer oath would also need to be removed.

Mr. McGrath asked why this was submitted as an RDA and not an NOI. Agent O’Connell explained that this is part of a larger project that will be filed as an NOI.

Mr. Tittler asked what happens to the existing pipe. Mr. Fonseca responded that it would be cut and capped.

Mr. McGrath commented that because they are replacing a utility, the RDA is actually fine due to the utility exemption.

Ms. Bugay confirmed with Mr. Fonseca that special conditions were drafted, and that he is in agreement with those conditions.

Agent O’Connell recommended that a Negative Determination of Applicability be issued with conditions.

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

9:50 PM- 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 Principal with Highpoint Engineering was present for the hearing.

He explained that the applicant is proposing to modify the existing driveway for a tenant. He explained that the soils drain very well.

Ms. Bugay asked if there is be a curb. Mr. Hartnett responded there is no curb; the water just sheets right off the pavement.

Mr. Gorden noted some inaccurate responses on the application.

Mr. Hartnett confirmed that they would be meeting with the Planning Board next Thursday.

Mr. Civian made a motion to continue the hearing on 480 Sprague Street until June 19th, seconded by Ms. Bugay. UA

10:05 PM- 1056 East Street- *Informal Discussion*

John Glossa of Glossa Engineering was present to share details on a future proposal. He explained that the proposal would be to lay out a roadway to create the frontage needed for additional lots and that they were present hoping to get some feedback from the Commission.

Mr. Civian suggested that they keep BMP’s as far away from the pond as possible. He added that the applicant should consider LID when determining the locations of the houses on the lots.

Agent O’Connell confirmed with Mr. Glossa that the Planning board will need to approve this as well.

Mr. Glossa responded that they will try to keep everything as far away from the pond as possible.

Mr. Civian suggested they also consider any roadside drainage option. Ms. Bugay suggested they consider a gravel trench.

93 (formerly 95) Pine Street – *Request for a Stormwater Certificate of Compliance from Joseph Mancuso (SWP 2013-10)*

Agent O’Connell recommended that a Certificate of Compliance be issued for 93 Pine Street.

Mr. Civian made a motion to issue a Certificate of Compliance for 93 Pine Street, as recommended by Agent O’Connell, seconded by Ms. Bugay. UA

10:40 PM- Mr. Tittler made a motion to adjourn, seconded by Mr. McGrath. UA