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

Thursday, September 18, 2014, Dedham Town Hall- Lower Conference Room

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

Members Absent: Sean Hoxie, Brian McGrath and David Gorden.

Mr. Civian called the meeting to order at 7:05 PM.

7:05 PM- 1020 High Street- *Stormwater Management Permit application from Diane Patriarca for an 800 sq. ft. patio in rear of existing house. (SWP-2014-16)*Continued from September 4th.

Ms. Bugay made a motion to continue 1020 High Street until October 2nd, seconded by Mr. Civian. UA

7:06 PM- 1056 East Street – *Notice of Intent from Supreme Development for a three lot residential subdivision, including a roadway, utilities, grading, stormwater management and the construction of three new dwellings within 100’ of a Bordering Vegetated Wetland. (DEP # 141- 0469)* Continued from September 4th

Agent O’Connell informed the Commission that the applicant has requested to continue until October 2nd, 2014.

Ms. Bugay made a motion to continue 1056 High Street until October 2nd, seconded by Mr. Tittler. UA

7:07 PM- 100 Rustcraft Rd- *Notice of Intent from The Davis Companies for a partial building renovation with parking lot and drainage improvements (DEP # 141-0470)*

Josh Spoiling of Bohler Engineering was present for the hearing along with Tony Donato of Bohler Engineering and Rich Curshaw the Project Manager for the Davis Companies.

Mr. Spoiling explained that since they last came in front of the Commission to discuss this project informally, the Davis Companies has signed a lease with General Dynamic. Now they plan to keep the building attached.

Mr. Curshaw explained that they plan to remove the two-story piece from the front of the building, develop some curbside parking in front of the building, and replace the roof and façade.

Mr. Spoiling explained that the majority of work that is proposed will take place on the east side of the building. There are also some minor modifications being made to the west side of the building to accommodate existing tenants that will be relocated there. They will be taking the entire new roof and infiltrating the runoff. They are also proposing to revise the plan to incorporate some LID components. The revised plan will allow the runoff from the pavement area to first enter the landscape beds before entering the drainage system. They are also planning to propose an energy dissipating measure to allow the energy from the stormwater that is coming out of an outlet to dissipate before going into the wetland system. To prevent sediment entering an existing system, they plan to add a swale.

Mr. Tittler confirmed with Mr. Spoiling that the swale is located in the buffer zone.

Ms. Bugay confirmed with Mr. Spoiling that the revised plans will be delivered to the Conservation office by tomorrow evening. Ms. Bugay asked if the calculations would also be adjusted on the revised plan. Mr. Spoiling responded that he did not think they would need to be, but he would be happy to make adjustments to the calculations if the peer reviewer feels it is necessary.

Mr. Civian confirmed with Mr. Spoiling that the project will meet all state and local standards. Mr. Civian asked if they would be making changes to the sidewalk along the frontage. Mr. Spoiling responded that the only change they plan to make is that the ADA spaces for Red Cross have some sidewalk added to them, and to have sidewalk come in from Rustcraft as requested by the Building Commissioner. They may also have a crosswalk from across the street. There will be new sidewalk in select locations along the building façade, and reconstructing the sidewalk along the east edge of the General Dynamics space.

Mr. Civian asked about bike accessibility from the train station, and if they will have bike storage. Mr. Spoiler explained that there is going to be a bike rack on the plan, and they plan to coordinate crosswalk with new sidewalk once placement of the sidewalk is determined by the Town.

Steven Reed, an abutter from 59 Hamilton explained that he was concerned that they would be expanding the size of the building. Ms. Bugay explained that they will be using the same concrete slab, and the footprint will not be expanded.

Mr. Tittler asked when the site was originally developed. Mr. Curshaw responded that it was developed in 1954.

Ms. Bugay asked about the energy efficiency of the building. Mr. Curshaw responded that today’s building code will make it more efficient.

Agent O’Connell recommended a peer review for the site.

Ms Bugay made a motion to approve the recommendation of a peer review which will require the applicant submit funding in the amount of $3,000, seconded by Mr. Tittler. UA

Ms. Bugay made a motion to continue the hearing on 100 Rustcraft Road to October 2nd, seconded by Mr. Tittler. UA

7:55 PM- Informal Item- Italian American Club

Paul Recito, president of the Italian American Club, was present to request an amendment to Stormwater Permit 2014-03. He explained that he would like the Conservation Commission to consider making an exception to the infiltration requirements. If they leave parking impervious it is required to be striped, and they want to have the requirement waived so that they can afford to put the handicap lift in.

Mr. Civian explained that he is not sure they have power to waive a requirement. Mr. Civian commented that there may be environmental hardships on the site that could warrant a waiver. He hopes the Planning Board and Conservation Commission can work together to find a solution.

8:22 PM- 11 Leominster Rd- *Request for Determination of Applicability from Dr. Dennis James Teehan Jr.  for proposed landscape and clean-up work (RDA 2014-08)*

Dr. Dennis Teehan was present to discuss his request for 11 Leominster Rd. He explained that he would like to clean up the back yard. He said that currently there are leaves, poison ivy, bugs, and animals. In this process he would like to cut down 6-7 small-medium sized trees, and one large tree. His goal is to have a presentable yard, with fewer mosquitos.

Agent O’Connell explained the requirements and limitations of the previous order for the construction of the house on the property. She confirmed there is a certificate of compliance on the project. She expects the request will have an impact on the wetland due to the entire canopy being removed, changing the light conditions. Also, tree removal is tree removal is an alteration in the undisturbed buffer area.

Ms. Bugay commented that she could be amenable to localized hand treatment of the poison ivy, and possibly selective pruning of trees. She suggested that Agent O’Connell do a site visit, and that there may be native plantings that they would consider to help with aesthetics.

Mr. Civian explained that he could possibly consider a new location for the stone wall since he could argue that the applicant is stuck with an unreasonable situation, he is just not willing to go as far back to the stream as the applicant is proposing.

Agent O’Connell recommended that the Commission schedule time to take a look at the property as well.

Ms. Bugay explained that the next steps would be to schedule a site walk for the Commissioners. She also requested that the applicant mark up a plan to indicate where the trees that he is proposing to remove are located, and the location of any other work.

Ms. Bugay made a motion to continue until October 2nd, seconded by Mr. Tittler. UA

The committee decided to meet for a site walk on Thursday the 25th at 8 AM.

9:00 PM- Mr. Tittler made a motion to adjourn, seconded by Ms. Bugay. UA