|  | 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 1, 2017, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Joseph (Matt) Hickey, Stephanie Radner, and Michael Williams

Members Absent: Joseph Smith and Andrew Tittler.

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

7:05 PM:38 Icehouse Lane– *NOI for a new SFD in Riverfront and UBA (DEP #141-0510)* & 13 Powers Street**–** *NOI for a new SFD in Riverfront and UBA (DEP #141-0511)*.

Matt Smith was present from Norwood Engineering representing Giorgio Petruzziello. He explained that last time they met he was asked to do a number of things but the first on their list was an alternatives analysis. They did submit one alternative. Mr. Smith presented a cross section to the Commission to demonstrate what the proposal would include. He apologized that he does not a final plan to present tonight as he was contacted by the developer team today asking to go in a different direction.

Paul Lombardi asked for clarification regarding which house was which on the plans. He commented that the Icehouse Lane schematic doesn’t show the front slope which is a big factor for Icehouse Lane. He reminded the Commission that the proposed work is entirely within the UBA. Mr. Lombardi expressed concern that a final proposal is not being presented tonight as at the last meeting the Commission had asked for a complete proposal to be presented next time they presented to the Commission.

Agent Brown explained that DEP had commented that the project doesn’t meet the performance standards because it alters more than 5,000 square feet or 10 percent of the riverfront area.

Mr. Civian commented that all of the performance standards need to be met for the project to go forward and that was an example of a performance standard that would need to be met.

Mr. Lombardi reminded the Commission that a proposal for one house was denied in this location in 1996 he hopes the Commission is factoring in some of the particulars of that denial before making their decision.

Mr. Smith explained that he would expect to be ready in 2 meetings from now at the earliest.

Mr. Civian explained that the Commission would appreciate if they have a complete package next time they come in so that they have all of the information they need to evaluate the proposal. This project has multiple hurdles and multiple barriers. Mr. Civian suggested they consider whether they want to continue with this application or not.

Mr. Civian made a motion to continue both 38 Icehouse Lane and 13 Powers Street until July 6, seconded by Mr. Hickey, UA.

7:22 PM: 123 Eastern Avenue– *NOI to demolish an existing SFD and construct a new 2-family dwelling (DEP #141-0513).*

Matt Smith was present from Norwood Engineering representing David Raftery.

Mr. Smith explained this is an existing single family home that they want to demolish. Mr. Smith reviewed the details of the existing conditions as well as the proposed conditions. He explained there would be some temporary grading work done within the flood plain area.

Ms. Bugay confirmed with Mr. Smith that they are not reducing the lawn area. Ms. Bugay also commented on a possible error that was made with the 92 contour that should be corrected before construction.

Mr. Civian made a motion to close the public hearing for 123 Eastern Avenue as recommended by Agent Brown, seconded by Ms. Bugay, UA.

Mr. Civian made a motion to issue an Order of Conditions for 123 Eastern Avenue as recommended by Agent Brown, seconded by Ms. Bugay, UA.

7:25 PM**:** 9 Stone Mill Drive, Mother Brook Condos–*RDA and MSMP for roadway, parking lot and drainage maintenance and repairs in Mother Brook Riverfront and Buffer Zone to Bank (RDA 2017-01, MSMP 2017-06).*

Susan Bernstein, an Attorney representing the Mother Brook Condominium Trust, was present for the hearing. She confirmed that the draft MSMP was reviewed. Ms. Bernstein reviewed her comments on the conditions of approval. She would like condition #33 to specify all “new” structures only.

Kyle Burchard commented that that he thinks it would be excessive to TV the whole system and to prepare an as-built for the whole system.

Mr. Civian commented that there are other ways to survey the system, the Commission is not requiring TV; other screening or testing methods would be acceptable.

The applicant agreed to provide an as-built with the existing information that is already available on the rest of the system, as well as the information relevant to the new structures. Condition #33 will remain as written.

Mr. Civian made a motion to close the public hearing for 9 Stone Mill Drive, seconded by Mr. Hickey, UA.

Mr. Civian made a motion to issue a Negative Determination of Applicability for 9 Stone Mill Drive as recommended by Agent Brown, seconded by Ms. Bugay, UA.

7:45 PM: 124 Country Club Road Street (Dedham Country and Polo Club)– *Ecological Restoration Limited Project NOI for aquatic vegetation management (141-0420).*

James LaCasse of Solitude Lake Management was present along with representatives from Dedham Country and Polo Club. He confirmed that tests were completed and results were turned in. Mr. LaCasse confirmed that groundwater will flow away from the concerned abutter’s well. Mr. Kenny has reviewed the draft Conditions.

Mr. Civian made a motion to close the public hearing for Dedham Country & Polo Club, seconded by Ms. Bugay, UA.

Agent Brown recommended that an Order of Conditions be issued.

Mr. Civian made a motion to issue an Order of Conditions for Dedham Country & Polo Club as recommended by Agent Brown, seconded by Ms. Bugay, UA.

7:49 PM:43/49 Hillsdale Road**-** *Major Stormwater Management Permit for the construction of two new SFD (MSMP 2017-03).*

Carlos Ferriera, applicant, explained that he has been working with Jason Mammone, Town Engineer, and they will need to meet again.

Mr. Ferriera reviewed the proposed conditions. He explained that a foot of storage underneath the driveway will allow water to infiltrate into the landscape areas of the site. An additional 300 gallons of recharge is being added. He is in the process of researching automatic systems to disperse the retained water to the site as irrigation. Trench drains will be around the property and all will be connected to the proposed stormwater pond. All water runoff from the site will eventually route to this proposed stormwater pond.

James Haines, abutter, commented that this sounds much better than what he had anticipated. He had concerns about the pond and tanks. Mr. Haines explained that the last time this came in front of the board in 2008 they mandated funds be set aside in case to maintain the systems. If there is no rock removal on parcel #43 than his only concern would be to mitigate water runoff on his property. There is a large oak tree at the back of the house which is attached to the rock and he wanted to ensure that the Oak Tree would not be disturbed in that way. He would still like more information on the impacts of the construction process.

The Commission plans to visit the site at 11:00 AM on the 17th.

Ms. Bugay commented that she thinks it is good that the irrigation system will be commented to a cistern rather than the DWWD.

Mr. Civian made a motion to continue 43/49 Hillsdale Rd until June 22nd, seconded by Mr. Hickey, UA.

8:05 PM: 750 Providence Highway-*NOI for redevelopment of the “Friday’s Site” for alteration of BVW, Bank, LUWW, and BLSF. (141-TBD).*

David Johnson of Norwood Engineering was present. He explained that they are still waiting for a DEP File number to be issued. He has reached out to DEP and has not yet received a response. They know that the Fed-Ex package containing their application was received, but they are still waiting for it to be located.

Matt Smith of Norwood Engineering updated the Commission that they did have a site walk with Agent Brown on the 10th. They are currently working on a construction sequencing plan. He feels that when they return to the Commission they should be ready to make a final presentation.

Ashley Feldman, a representative from Attorney Greenbaum’s office which is representing Pearl Realty in opposition to this project was present. She asked for an update on the peer review for the project. Mr. Civian explained that the Commission didn’t see any reason to request an additional separate peer review from the applicant. Ms. Feldman commented that the peer review for the previous project was informal in that it was just a series of emails. Mr. Civian responded that he believes the Commission has already discussed the nature of their peer review process with her colleagues and they are aware that they do not generate formal reports. Ms. Feldman said she recognized the substance of the peer review was available.

Agent Brown plans to put together a memo on the performance standards.

Mr. Civian made a motion to continue 750 Providence Highway to July 6th, seconded by Ms. Bugay, UA.

8:15 PM: 42 Woodleigh Road-*Major Stormwater Permit Application for a 4 lot subdivision (MSMP 2017-07).*

David Johnson of Norwood Engineering reviewed the existing and proposed conditions for the site.

A site visit is scheduled with Mr. Petruzziello for 10:00 AM Monday.

Agent Brown confirmed that a peer review check has been received.

Mr. Civian made a motion to continue 42 Woodleigh Road until June 22nd, seconded by Ms. Bugay, UA.

Centennial Dam, Massachusetts DCR. – *Notice of Intent (DEP # 141-1520) for the rehabilitation of the dam in BVW, Bank, LUW, Riverfront Area, and BZ.*

Derek Schipper described the existing conditions of the dam. He reviewed the safety deficiencies explaining that the spillway is not sufficient; they have seen seepage through the dam.

The proposed improvements include raising the height of the dam by 2 feet and relining the corroded pipes. They will cut the upper 6 feet of the downstream wall and will put another little wall in front of it to add stability. To deal with the steepness on the downstream slope they will put another precast concrete wall and flatten the slope up to the top. They will have the appropriate sedimentation and erosion controls in place as well as temporary cofferdams in place.

Ms. Bugay asked what equipment they would be using to do the inlet work. Mr. Schipper responded that would be primarily manpower but some mini excavator work may be needed as well.

Agent Brown commented that there is a good write-up in the package about impacts to resource areas. They will schedule a site visit for 9:30 AM Saturday the 17th-

Mr. Civian made a motion to continue the Centennial Dam until June 22nd, seconded by Ms. Bugay, UA.

360 Washington Street**-**

David Johnson of Norwood Engineering explained that the Planning Board approved 360 Washington Street a week ago, and it has also been reviewed by Jason Mammone, Director of Engineering.

Mr. Civian made a motion to issue a Major Stormwater Management Permit for 360 Washington Street as recommended by Agent Brown, seconded by Mr. Hickey, UA. (Ms. Radner abstained)

1056 East Street (Liana Estates) – *Substitution of catch basin for trench drain*

Agent Brown explained that this is a request for a minor modification for an after the fact change.

Ms. Bugay expressed concern that the left side of driveway may have bypassed the catch-basin and the flow may go into the street. She thinks it is ok but suggests a thicker final course on the left side to get it to pitch appropriately.

Mr. Civian made a motion to approve a minor modification for 1056 East Street as recommended by Agent Brown, seconded by Mr. Hickey, UA.

1056 East Street (Lot 1)- Mr. Civian made a motion to issue a Certificate of Compliance for 1056 East Street as recommended by Agent Brown, seconded by Ms. Bugay, UA**.**

242 Lowder Street- Mr. Civian made a motion to issue a Certificate of Compliance for 242 Lowder Street as recommended by Agent Brown, seconded by Ms. Bugay, UA.

Dedham Polo and Country Club141-0385, 141-0377, 141-0420- Mr. Civian made a motion to issue Certificates of Compliance for DEP file numbers 141-0385, 141-0377, 141-0420 as recommended by Agent Brown, seconded by Ms. Bugay, UA.

**Informal Discussion-**

There will be a Rail Trail Feasibility presentation on June 13th.

Summer Schedule- Mr. Civian informed the Commission that he will not be around for the July 20th meeting. Mr. Hickey commented that he has a conflict for the July 6th meeting.

Dedham Civic Pride- Agent Brown asked the Commission if they would like to sponsor another planter this year. Commissioners can chip in and Mr. Civian will cover the rest.

9:10 PM: Ms. Bugay made a motion to adjourn, seconded by Mr. Hickey, UA.