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

Thursday, May 3, 2018, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Joseph Smith, Joseph (Matt) Hickey, Michelle Kasyerman, Laura Bugay, Nathan Gauthier (Alternate)

Also in attendance: Elissa Brown (Agent), Jennifer White Tahiraj (Assistant), Sean Hanley (Alternate) arrived later in the meeting.

Mr. Civian called the meeting order at 7:01 PM.

Mr. Civian asked if anyone from the public was in attendance for the following applications, and none were:

* **235 & 243 Bussey Street, ANJOM, LLC, Applicant – Scott Henderson, Henderson Consulting Services, Rep** Demolition of five existing structures on-site and construction of a new mixed use building (MSMP 2017-23).
* **Elm Street and Rustcraft Road, Jason Mammone, App. – Matthew Crowley, Beta Group, Rep.** – Notice of Intent and Stormwater Management Permit for roadway widening and pavement milling and overlay, sidewalk reconstruction, high visibility crosswalk beacons, and new signs and pavement markings in the Buffer Zone, Bordering Vegetated Wetlands Land Under Water, Bank, Bordering Land Subject to Flooding, and Riverfront Area (DEP File #141-0534, MSMP 2018-06*).*
* **270 & 290 Bussey Street, Delapa Plaza East, Inc, App – Jim DeVellis, DeVellis Zrein, Inc – Rep. –** Notice of Intent and Major Stormwater Management Permit for commercial/residential redevelopment of an existing commercial building in Buffer Zone to Bordering Vegetated Wetlands, Bank, and Land Under Water; and Riverfront Area (DEP File # 141-0535, MSMP 2018-07)
* **28 Mac’s Place, Tim Chan and Laura Bradbury, Applicant Scott Henderson, Henderson Consulting Services and Scott Goddard Consulting, Rep–** New Single-Family Dwelling (SFD) (DEP #141-0533; MSMP 2018-04).

Mr. Civian made a motion to continue those applications to May 17, 2018: Laura Bugay seconded the motion and all were in favor.

**195 Highland Street - Kanayo Lala/Robert Oellette, A Francis Contracting, Rep.** Construction of a new SFD on an undeveloped lot (MSMP #2017-24).

Mr. Civian asked if anyone from the public was in attendance for 195 Highland Street. There was no one.

Agent Brown addressed the commission regarding the property. She stated that a real estate agent had been to the Conservation Office and informed her that the property was on the market. However, she had also received a new set of plans from Mr. Lala. Therefore, she had drafted a Major Stormwater Management Permit for the property. Discussion amongst the commission ensued as to if the permit could be issued with the land rather than an applicant. The consensus was yes, the permit could be issued, and it would follow the land parcel, not the applicant. If the new owners changed the plans in any way they would need to come back to the Commission for approval. Mr. Civian asked again if anyone was there from the public to represent 195 Highland Street, there was no one.

Mr. Civian made a motion to close the public hearing on 195 Highland Street. Ms. Bugay seconded the motion and all were in favor.

Mr. Civian made a motion to issue a Major Stormwater Management Permit as recommended by Agent Brown. Ms. Bugay seconded the motion and the motion passed 4-1.

**637 East Street, Frank Gobbi, Applicant – John Glossa, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486)*.*

John Glossa represented the project and spoke to the commission. Mr. Glossa gave updates on the project including drainage calculations, the watershed, and stated they will not touch the basin. The existing basin will handle the run-off based on storm calculations from their proposal.

Mr. Civian explained that they are currently waiting for results from the Town of Dedham Engineering Department who are reviewing the project. In addition, there are two differing legal opinions surrounding the project. DPW was reviewing the sewer; DEP may have made some comments regarding Stormwater permitting; Agent Brown would review. Mr. Tittler asked when the subdivision plan had been completed, and Mr. Glossa replied 1972. The wetlands delineation had been slightly modified by Agent Brown to reflect the current borders and was presently up to date on the plans.

Mr. Civian asked if anyone from the public had any questions. There were none.

Agent Brown stated that it would be helpful if the applicant could provide information on whether or not they would require a waiver or not, and also what waivers they would be applying for.

Mr. Civian made a motion to continue the hearing until the May 17, 2018 meeting. Mr. Tittler seconded the motion and all were in favor.

**38 Icehouse Lane and 13 Powers Street, Supreme Development, Inc., Application – Scott Henderson, Henderson Consulting, Rep**. – New single family dwelling (DEP File #141-0542; MSMP 2018-03).

Scott Henderson and Don Yonika were in attendance for the project. They had some additional information regarding the proposal that they presented. Mr. Yonika gave an example of an instance where work elsewhere in Dedham, at a commercial location was done within the UBA. He believes the calculation for the UBA as strictly interpreted does not make sense for this project. He made a case that the UBA should be smaller.

Mr. Civian asked if there were any questions from the public. Mr. Paul Lombardi asked for clarification on Mr. Yonika’s presentation.

Ms. Radner asked if the applicant was planning on building a wall there, and the answer was no.

Mr. Tittler made a motion to continue the hearing until May 17, 2018. Mr. Civian seconded the motion and all were in favor.

Mr. Civian declared the commission would take a two minute recess.

**New Applications:**

**7:25PM - 225 Common Street – Kristine Stotz Langdon, Applicant – David Johnson, Norwood Engineering, Rep.** Notice of Intent (Dedham only) and Major Stormwater Management Permit for an addition to a single family dwelling, septic upgrade, and stormwater improvements (Dedham NOI 2018-01, MSMP 2018-15).

David Johnson represented the applicant to the commission. He explained the project in detail, indicating that the new septic system would be pulled far away from any of the resource areas.

Mr. Civian asked if there was anyone from the public to comment on the project, there was not.

Agent Brown had a recommendation to issue an Order of Conditions and a Major Stormwater Permit.

Mr. Civian made a motion to close the public hearing on the project. Ms. Bugay seconded the motion and all were in favor.

Mr. Civian made a motion to issue an Order of Conditions and a Major Stormwater Management Permit. Ms. Bugay seconded the motion and all were in favor.

**Informal Discussion**

**140 Providence Highway (Chik-Fil-A)** - Request for Modification of SWP 2016-10.

Mr. Tony Donato from Bohler Engineering was in attendance for Chik-Fil-A. They would like to replace the areas where they originally proposed mulch at the rain gardens to be filled with wetland mix instead. Ms. Radner commented that she recently learned that mulch chips were one of the big ways that pests were being spread, she therefore supported not using the mulch.

The trees are to remain.

Mr. Civian made a motion to approve the request for modifications to the Stormwater Permit. Mr. Tittler seconded the motion, and all were in favor.

**Stray Funds**

*Dock –* Mr. Civian mentioned that he had visited Parks and Recreation and was able to get the proposed dock on their agenda. He indicated that the Conservation Commission should not be both applicant and reviewer. The Environmental Department would be the applicant, and Parks and Rec. are being asked to be co-applicants.

*Garlic Mustard Lawn Signs* – are in the process of being made. Agent Brown also drafted a press release that will be in the Dedham Times paper ASAP.

**221 Schoolmasters Lane** – Request for Modification of SWP 2015-15.

They have put an impervious patio on the back of the house and submitted drainage calculations that Agent Brown approves.

Mr. Civian made a motion to approve the modifications to the Stormwater Permit as recommended by Agent Brown. Ms. Bugay seconded the motion and all were in favor.

**Violation Notices**

Agent Brown had discussions with residents at the homes of40 & 64 Cynthia Road and 40 Judith Circle regarding infractions of wetland regulations. All neighbors had agreed to abide by the regulations from now on.

**Rustcraft Road** – Agent Brown notified the commission that Eversource was performing work to gas lines by the American Red Cross that was exempt from the commission.

**Harmony Hill** – The residents of Harmony Hill would like to construct a dog fence on their property but wanted to ask permission first. It is a chain link fence that does not bar wildlife. Agent Brown recommended that Administrative Approval would be sufficient.

**Meeting Minutes** – Mr. Civian made a motion to approve minutes from Conservation Meetings on March 15, 2018, April 5, 2018, and April 19, 2018 with minor changes previously suggested by the commissioners. Ms. Bugay seconded the motion, and all were in favor.

Agent Brown notified the commission of a violation at Liana Lane. It had already been rectified by the time of the meeting. She also notified the commission that the Keolis culvert replacement work went very well, and that MassDOT was performing exempt work for positive train control.

Ms. Bugay made a motion to adjourn the meeting at 8:47 pm. Mr. Civian seconded the motion and all were in favor.