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

Thursday, June 21, 2018, Dedham Town Hall- Lower Conference Room

Members Present: Fred Civian (Chairman), Laura Bugay, Michelle Kayserman, Nathan Gauthier (Alternate), Sean Hanley (Alternate)

Also in attendance: Elissa Brown (Agent), Jennifer White Doherty (Assistant)

Mr. Civian called the meeting to order at 7:04 PM.

Mr. Civian asked if anyone from the public was in attendance for the following applications; 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).
	+ **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)
	+ **30 Milton Street and 36 Sawmill Lane, Motherbrook Realty Trust, App** – Jim DeVellis, DeVellis Zrein, Rep. - Redevelopment of a commercial 2-story building by adding one additional story of commercial space and two stories of residential space, as well as improvements to the existing landscaping, parking and stormwater system (DEP File # 141- 0538, MSMP 2018-10).
	+ **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).
	+ **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)*.*
	+ **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).

Mr. Civian made a motion to continue the above hearings until the July 19, 2018 meeting. The motion was seconded by Ms. Bugay, and all were in favor.

***Previous Applications***

**Town Landing Way, Virginia LeClair, Dedham Environmental Coordinator, Applicant** – Installation of a ramp and canoe/kayak launch (DEP File # 141-0543).

Agent Brown indicated that since the last meeting the Parks and Recreation Department had written a letter of recommendation for the project, and Virginia LeClair had spoken with an abutter regarding reevaluation of the alternatives analysis. DEP has reviewed the project and they have no comments.

Mr. Civian asked if there was anyone from the public in attendance to comment on the project. Lee Haphrey was a resident who wished to speak. He explained that he used this area and that it currently was very difficult to access due to the intense surrounding mud. He was in favor of the dock being installed. Agent Brown discussed the Japanese Knot Weed in the area and explained that the town is committed to removing it. She has a quote for this from Partere, a company specializing in the removal of invasive species. There was additional discussion regarding the impact of chemicals being used versus the impact of the invasive species taking over, and also a discussion regarding the “cut and dab” method.

Mr. Civian asked if anyone else was in attendance from the public who wished to speak regarding the project. Nordy Knox, an abutter to the project, indicated that he had met with Virginia LeClair and Amy Haelsenhad, Executive Director from Dedham Square Circle, to review possible alternative dock locations. He had explained that they were going to speak with Norfolk and Dedham, and Dedham Community House, to see if they would be interested in providing more access, and parking, for dock and river access. Mr. Civian asked if the applicant had indicated that they wish to continue the public hearing to review these alternatives. Agent Brown replied that no, the applicant did not wish to continue the application to a future date. Mr. Gauthier asked if the commission’s approval at all interfered with the continued exploration of alternative locations, and the answer was no, it did not. Therefore the commission would vote on the proposal as planned.

Mr. Civian made a motion to close the public hearing. The motion was seconded by Ms. Bugay. All were in favor.

Mr. Civian made a motion to issue the Order of Conditions for Town Landing Way, as proposed by Agent Brown. The motion was seconded by Mr. Gauthier, and all were in favor.

**Meeting Minutes – 6/7/18**

Mr. Civian made a motion to approve the minutes of June 7, 2018 with the changes proposed by Ms. Bugay, and Mr. Civian. Ms. Bugay seconded the motion, and all were in favor.

***New Applications***

**Lot 2 Schoolmaster Lane, Supreme Development, Inc., App – Michael Carter, GCG Associates, Inc., Rep**. – Major Stormwater Management Permit for a new single-family home with a deck, porch, and driveway on an undeveloped lot (MSMP 2018-18).

Mr. Civian asked if there was anyone in attendance for the project, and there was not.

Agent Brown explained that Lot 2 Schoolmaster Lane was very similar to the previous application of Lot 1 Schoolmaster Lane, and it had the same design of stormwater management system as the previous one. Ms. Kayserman indicated that it seemed from the plans there was no soil erosion on the front half of the property, it was only on the back half. Agent Brown replied that it was included, it was on the bottom left of the site plan.

Mr. Civian made a motion to close the public hearing on Lot 2 Schoolmaster Lane. The motion was seconded by Ms. Bugay, 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 all were in favor.

**456 Providence Highway & 62 Eastern Avenue, RK Associates, Inc., App - Forrest Lindwall, Mistry Associates, Rep.**  – Request for Determination of Applicability and Major Stormwater Management Permit for the demolition of a 2-story commercial building and construction of a 1,800 sf 1-story retail building (RDA 2018-07, MSMP 2018-19)

Forrest Lindwall and David Baker (applicant) were in attendance for the project. Mr. Lindwall addressed the commission. He indicated that the project was currently where the Liberty Tax office building was located. It had already been vetted by the Zoning Board of Appeals, and the Planning Board and with the exception of some set back rules had been approved. The majority of the project is within the 200 foot UBA. There is an existing Order of Conditions for the parking lot that has been redone, roof drainage to leeching trenches, storm drains which separate the oil and water, and a 4 foot grass patch in the back. He indicated they are not changing the drainage patterns.

There were a number of points that had been raised by the Conservation Agent via email to the applicant. She questioned the location of the dumpsters, the use of the rational method, utilizing existing drainage, snow storage locations, alternative analysis in the riverfront area, and native species versus non-native species for plantings.

Mr. Civian remarked that the commission needs to decide if they should continue with the RDA or if they should require the applicant to request a Notice of Intent instead. He felt this was a very complicated RDA and perhaps this was not the best application to be pursuing.

Mr. Baker indicated that he was happy to put the dumpster wherever the commission recommended. The commission recommended a dumpster enclosure. Additional discussion ensued regarding the rational method. Ms. Kayserman indicated she would like to see the TR20 method, not the rational method. Mr. Hanley had some procedural questions regarding RDAs versus NOIs.

Mr. Civian made a motion to issue a positive determination for the RDA, Mr. Gauthier seconded the motion. There were four (4) in favor, and one (1) vote opposing.

Mr. Civian asked the applicant to please supply a Notice of Intent for the project.

***Informal Discussion***

**MotherBrook Trails**

Brian Keaney was in attendance to discuss the MotherBrook Trails. He was a member of the Committee to celebrate the 375th Anniversary of MotherBrook. They presently have a $20,000 grant from the Town Meeting and they would like to install a walking trail that would connect many areas of East Dedham. They also have the assistance of SCA, the Student Conservation Association, and donated signage offered. David Cernia, conservation coordinator with SCA spoke regarding the project.

A discussion ensued regarding if it was possible to reduce steep areas for a proposed walking trail, and if so, how. There were concerns regarding safety due to some of these steep areas. Ms. Kayserman, and Ms. Bugay volunteered to assist the committee in constructing a plan to put forth to the Conservation Committee.

**Conservation Committee Vacancy**

There are three applicants interested in the vacant position on the committee, Lee Haphrey, Joseph Coscob??, Nick Garlic? The period for applications is over and the interview process will begin next.

**Municipal Vulnerability Preparedness Committee**

The Environmental Coordinator had received a grant for a Municipal Vulnerability Preparedness Committee in regards to climate change. She is in need of a volunteer for the committee to assist in picking a consultant. Mr. Gauthier volunteered to be on the committee.

**Certificates of Compliance**

49 Circuit Road - Single family lot. No outstanding issues, CoC will be issued.

255 Country Club Road - Old from 1988, CoC will be issued.

Gonzalez Field – They put in a request but Agent Brown still has some concerns regarding erosion issues. CoC is denied. Ms. Bugay asked if a trash pick-up provision could be added. Agent Brown agreed.

**Administrative Approval**

254 Westfield Street – Looking to cut some dead trees far away from wetlands, asking if they can be removed. Permission is granted.

Laura Bugay made a motion to adjourn the meeting at 8:45 pm. Mr. Hanley seconded the motion, and all were in favor.