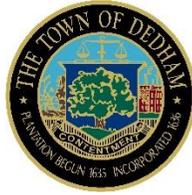


Laura Bugay, Chair
Andrew Tittler, Vice Chair
Stephanie Radner, Associate
Michelle Kayserman, Clerk
Leigh Hafrey, Associate
Nick Garlick, Associate
Eliot Foulds, Associate
Nathan Gauthier, Alternate
Sean Hanley, Alternate
Elissa Brown, Agent
Renee Johnson, Administrator



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TOWN OF DEDHAM CONSERVATION COMMISSION

MINUTES of January 17, 2018

Pursuant to the notice filed with the Town Clerk, the meeting of the Conservation Commission was held in the Lower Conference Room at Dedham Town Hall, 26 Bryant Street, at 7:00 p.m. on Thursday January 17th, 2019.

The following Commissioners were present:

Laura Bugay, Chair
Michelle Kayserman, Clerk
Leigh Hafrey
Nick Garlick
Sean Gauthier-Alternate
Nathan Gauthier-Alternate

The following staff were also present

Elissa Brown, Agent
Renee Johnson, Administrator

Commissioner Bugay called the meeting to order at 7:08 pm. in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Dedham Wetlands Bylaw, and the Dedham Stormwater Management Bylaw.

The following applications were continued to February, 7, 2019:

- **339 Washington Street, Garnett Realty Trust, Applicant – Sue Harrington, GCG Engineering, Rep.** Major Stormwater Permit Application for the redevelopment (mixed use addition) of a commercial building (MSMP 2015-25).
- **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.** –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).
- **530 Providence Highway, Frank Gobbi, Jr., Applicant – John Glossa, Glossa Engineering, Rep.** – After the fact permit for the redevelopment (regrading)of a commercial building (MSMP 2018-24).
- **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).
- **219 Lowder Street, Collis, LLC, Gregory Carlevale, Applicant – Scott Henderson Representative.** – Seven unit Planned Residential Development (MSMP 2018-34).

Commissioner Bugay moved to continue until February 7, 2019, Commissioner Kayserman seconded. All voted in favor.

Applications Opened previously

124 Quabish Road, Route 1 Management Land Trust, LLC as Trustee of 200 Commercial Circle Realty Trust, Applicant – Curtis Young, Wetlands Preservation, Inc., Representative – Construction of a wetland replication area in Bordering Vegetated Wetlands (DEP File #141-0545).Curtis Young, Ed Pesce, and Joseph Federico were present.

Representative Young presented the applicant’s response to the comments of the last ConCom meeting regarding the Order of Conditions. He asked that Special Condition #36 (weeding) be modified due to the potential physical challenge of access the proposed replication basin. Commissioner Gauthier requested that the Order of Conditions be revised remove that statement that prior work had been done without Commission approval.

Commissioner Bugay moved to close the hearing and issue the modified Order of Conditions, Commissioner Gauthier seconded, and all were in favor.

New Applications

122-124 Milton Street, Matt Jassett, Applicant – Paul Lindholm, Representative – New two family residence (DEP File # 141-0546, MSMP 2018-33). Paul Lindholm, Dave Gordon, and Matt Jassett were present.

Documents of Record:

- Major Stormwater Management Permit Application, 122-124 Milton Street; prepared by Paul Lindholm; dated December 18, 2018.

- Notice of Intent, 122-124 Milton Street; prepared by Paul Lindholm; dated December 18, 2018.
- Proposed 2- Family House Plan; prepared by Paul Lindholm and Stamped by Paul Lindholm, PE; dated December 17, 2018 and last revised January 14, 2019.
- Revised fee calculation and checks; prepared by Paul Lindholm; received January 9, 2019.
- TSS Removal Calculation Worksheet; ; prepared by Paul Lindholm; dated January 4, 2019
- 122-124 Milton Street LID BMP Compliance; prepared by Paul Lindholm; dated January 8, 2019.
- Letter to DEP; prepared by Paul Lindholm; dated January 4, 2019.
- Wetlands Regulatory Review; prepared Thunderchase Environmental LLC; dated January 2, 2019
- Total Phosphorus Removal Calculations; prepared by Paul Lindholm; dated January 4, 2019.

Representative Lindholm presented the proposed project, including the revised O&M plan. He noted that the fee issue had been corrected. He shared that four test pits had been completed. Two out of the four test pits, located towards the back of the property contained tight sandy loam, which he stated was poor for infiltration. Because the front test pits had better available soil conditions, he proposed situating the subsurface infiltration galley in the front yard.

Mr. Gorden stated that he believed that the project had met all the required performance standards. Commissioner Gauthier asked specifically about the removal of one tree. Mr. Gorden explained that the tree was a Norway maple. Agent Brown explained typically she does not recommend removal of Norway Maples, but that this tree was planted up against concrete steps and hung over the neighbor's home.

Commissioner Bugay asked about the final grading plan. Mr. Lindholm stated that the grading would remain the same. Agent Brown stated that they would need to have at least 6 inches of topsoil, therefore existing soil would need to be removed in order to add the required topsoil layer to meet existing grades.

Commissioner Bugay shared that she needed a more robust planting plan than what was provided and would not consider the current planting plan as restoration. The Commissioners stated the current plan only contained "decorative plantings". Mr. Gorden stated that he would change the planting plan to recommend a greater variety and number of species, with more habitat value. Agent Brown requested the applicant come back with a proposal and that the Alternatives Analysis reflect cost and permits requested. Agent Foulds stated the applicant should create a habitat with a transition to the residential area instead of just a "green wall".

Agent Brown requested the permeability test data. Representative Lindholm stated that he was unable to provide it as the testing failed. Agent Brown stated that she had previously been seriously concerned with the home being extended into the riverfront area with an increased footprint. Upon review she agrees that it is degraded with no topsoil. She considers the proposed project redevelopment.

She suggested the applicant cleanup the slope and riverbank of debris.

Commissioner Kayserman suggested the neighbor be contacted about the property line and erosion controls as they were on the neighboring property.

Commissioner Bugay also requested a more robust infiltration system in order to meet maximum extent practicable recharge.

Agent Brown stated that she was waiting for comments from Dedham Engineering. She requested Representative Lindholm supply an updated plan with added drainage calculations to the Commission before she presented the plan to engineering. Commissioner Bugay moved to continue until the next meeting of February 7, 2019. Ms. Kayserman seconded. All were in favor.

215 Central Ave, 155 Pleasant LLC, Applicant – David Johnson, Norwood Engineering–
New single family dwelling and driveway. (MSMP 2019-01). David Johnson was present.

Documents of Record:

- Major Stormwater Management Permit Application; prepared by David Johnson, Norwood Engineering; dated January 8, 2019 (unsigned by property owner).
- Stormwater Management Building Permit Plan, 215 Central Avenue; prepared by Norwood Engineering and stamped by Matthew Smith, PE, PLS; dated November 26, 2018.
- Pre-Development & Post-Development Stormwater Calculations; prepared by Norwood Engineering and stamped by Matthew Smith, PE, PLS; dated November 26, 2018.

Mr. Johnson stated that under existing conditions stormwater remained on site. In proposed conditions, the driveway runoff will be collected with a 12-inch wide trench drain at the end of the driveway. The runoff will be routed through a deep sump manhole with hooded catch basin and a sediment forebay using a Cultech chamber discharging into six subsurface chambers. Mr. Johnson stated that the system captured all the storm events without increasing runoff volume. To address stormwater and grading on the lot, as well as reconcile the slope and change in elevation, he used <4-ft high, terraced retaining walls. He also included a 1ft wide by 3ft deep stone interceptor trench, which contained a 4-inch PVC perforated pipe. He asked a waiver from the requirement to re-plant two trees for each tree removed. He plans to remove 28 trees, which would require the replanting of 56 trees and thought this would not be possible. He also stated that the regulations, stated that the canopy trees would need to be planted on center and had been told by his landscape architect that it would not be possible for this site. He stated that he fully understood the landscaping plan was part of the submission process and would work with Agent Brown to get direction before he submitted a new plan. Mr. Johnson summarized that he infiltrated all impervious on site, 3 inches of runoff, and met the requirement for the 10, 25, and 100-year storms by using the chambers.

Commissioner Bugay stated that she was concerned about infiltrating all the runoff in one location considering the proximity of the neighboring downgradient house and the assumed groundwater flow direction. She suggested splitting the infiltration system into two. Mr. Johnson said he would look into the possibility. .

Commissioner Kayserman stated that the HydroCAD model under “stone storage”, on pg 31 of the 10-year storm stated 25000 cubic feet of storage and asked for clarification on the weirs. Mr. Johnson stated that it had been an error however he would look further into it.

Commissioner Bugay asked Mr. Johnson to also look harder at how well the current plan would be able to infiltrate. Commissioner Kayserman asked all the Commissioners if they were considering heavy landscaping and shrub plantings in lieu of replanting trees per the regulations.

Abutter Jim DaSilva of 211 Central Ave, stated that he had concerns about the runoff and excavation for the system and how it would impact the property. He asked if it was possible for a site visit to be completed so that the Commission could fully see the scope of the impact. Commissioner Bugay addressed his concerns and described the process of how the site would be filled in areas and cut in others to install retaining walls and construct the building.

Marsha Pactovis, 211 Central Ave, stated that the land records went back to the 1800s and that a lot of the trees were old growth trees. She was concerned that the land would be ~~made unstable~~~~made unstable~~. Commissioner Bugay stated that the applicant would create a series of retaining walls to match the grade with the abutting property. Mr. Johnson proceeded to share with the attending abutters the plans to address the elevation and grading concerns.

Abutter Paul Lombardi asked if the foundation of the home would be at 108 ft, and what would the distance of the wall be from the foundation of the house. Mr. Johnson stated it would be 8 feet.

Commissioner Kayserman questioned the distance from the property line to the face of the first wall and the distance between the two walls. Mr. Johnson stated that it would be 2 feet and 3 feet.

Abutter Viktor Aleksandrovich, 49 Powers Street asked about blasting during construction. Agent Brown stated that there had been no ledge found in the area and if they were to come across ledge, precautions would need to be taken and abutters notified, as well as a permit through the fire station would need to be procured.

Commissioner Kayserman requested that the O&M plan be revised to include to add specific criteria for future residents to look for when the drain and infiltration systems are not working.

Commissioner Bugay made a motion to continue until February 7th. Commissioner Gautier seconded. All were in favor.

Informal Discussion

59 Durham Rd, Giorgio Petruzzello, Applicant New single family dwelling on an undeveloped lot (MSMP 2017-25). Michael Carter was present.

Agent Brown recommended approving the Minor Modification to the Major Stormwater Management Permit for the addition as the applicant had met stormwater standards.

Commissioner Bugay moved to approve the minor modification of the Stormwater Permit. Mr. Gauthier seconded. All were in favor.

Certificates of Compliance

397-401 Whiting Avenue, Richard Howdy, Applicant (MSMP 2017-25) - Agent Brown stated that she had signed off on a Certificate of Occupancy for the two-family dwelling, but she did not feel that a Certificate of Compliance was merited. The owner had put in seed and plantings, but the lawn was not yet established.

Agents Report

- **28 Stormy Hill Rd.** - Agent Brown shared that the owner cleared out a significant amount of land in order to create a paved driveway, but were reportedly unable complete the project as asphalt plants had closed for the season. Currently, gravel covers the cleared area. Agent Brown has issued a violation letter informing the property owner that they needed to appear before the Commission for a Notice of Intent, and potentially a Major Stormwater Management Permit for the work.
- **219 Lowder St.** A site visit was conducted by Agent Brown along with the 3rd party reviewer, Joe Oliveira. Comments should be available by the next meeting.
- **637 East St.** Agent Brown reported that she had sent out RFP requests to three different firms. She expressed hope that she would hear back by the following week.
- **Annual MACC Conference** – Agent Brown reminded Commissioners of the meeting on March 2, 2019.
- **530 Providence Highway.** Agent Brown reported that she had attended a meeting with Mr. Glossa, Ms. Kroha, Mr. Gobbi's attorney, Dedham Director of Engineering, and the Building Inspector. The Building ~~Inspector~~ Commissioner expressed his concern that the site plan no longer conforms to the Planning Board approved 1996 site plan. The Director of Engineering expressed his primary concern regarding the location of the proposed drain line and oil grit separator, i.e., within 10 feet of the roadway. In addition, he stated that an easement must be granted to the Town for the Town-owned 30 inch drain line located in the middle of site, and the exact location and condition of the pipe be determined. Agent Brown requested that Mr. Gobbi provide a plan that was in compliance by February 14th, to be heard at the February 21st meeting.

Meeting Minutes –Commissioner Bugay moved to approve the meeting minutes of ~~December~~ 20thDecember 20th 2018, as amended by, seconded by Commissioner Tittler. All voted in favor.

Commissioner Bugay moved to adjourn the meeting, seconded by Commissioner Kayserman.

All were in favor.

Meeting adjourned, 9:15pm.

Respectfully submitted,

Renee Johnson,
Conservation Administrator