

Laura Bugay, Chairperson
Andrew Tittler, Vice
Chairperson
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 April 18th, 2019

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 April 18th, 2019

The following Commissioners were present:

Laura Bugay, Chair
Michelle Kayserman, Clerk
Nick Garlick
Leigh Hafrey

The following staff were also present

Elissa Brown, Agent
Renee Johnson, Administrative Assistant

The following Commissioners were not present

Stephanie Radner
Sean Hanley-Alternate
Andrew Tittler-Vice Chair
Eliot Foulds
Nathan Gauthier-Alternate

Commissioner Bugay called the meeting to order at 7:00 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.

Warrant Articles 15 & 16 Discussion by Jason Mammone, Director of Engineering–Fred Civian Former Chair of Conservation Commission and Current Stormwater Coordinator of Mass DEP

Article 15 – *To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the purpose of complying with the Town's NPDES Phase II Stormwater General Permit for Small Municipal Separate Storm Sewer Systems (MS4) issued by the EPA.... Mr. Mammone*

and Mr. Civian jointly discussed a request for funds for MS4 permit compliance. The newly implemented USEPA permit requires a more aggressive approach to municipal stormwater management. Mr. Mammone's request for additional funding is for necessary research, consulting fees, and miscellaneous supplies and equipment needed to fully meet the newly mandated requirements. The new permit directly affects the Conservation Commission since it requires post-construction stormwater management inspections, as well as significantly decreased phosphorus loading.

Agent Brown stated that meeting these mandated requirements will need to be a collaborative effort involving DPW, Conservation, Environment, Schools, and Park and Recreation. Both Mr. Mammone and Mr. Civian requested support of the budget increase. Mr. Civian stated that he would gladly forward any letters of support from the ConCom to the precinct chairs and town meeting members.

Article 16- To see what sum of money the Town will vote to raise and appropriate, transfer from available funds, or borrow, for the purpose of participating in the MWRA I/I Local Financial Assistance Program - Mr. Mammone stated that the MWRA Financial assistance Program, is in its 11th phase, and the Town of Dedham has taken part in the last 10 phases. It offers grants and low interests loans to aid communities help improve inflow and infiltration through the system. The program requires that the Town Meeting affirmatively vote to give the Town permission to participate, acknowledging they are to pay back some or all of the money.

Article 24- To establish a 7 member Snow Removal Recommendation Committee, charged with evaluating options for and recommending actions concerning the establishment of a local Dedham rule requiring commercial, industrial and/or institutions to remove snow and ice from sidewalks.. Mr. Civian is requesting that a committee be established to study the feasibility of requiring commercial/industrial and institutional buildings to remove snow from their sidewalks during the winter months, by looking at how surrounding communities handle snow removal and who have bylaws handle it, with the expectation of a report back in the fall.

Commissioner Bugay moved to support the three articles, Commissioner Kayserman seconded, and all were in favor. Ms. Bugay offered to prepare letters of support for all three of the articles on behalf of the Commission.

Continuances

The following applications were continued to May 2nd, 2019

- **339 Washington Street, Garnett Realty Trust, Applicant – Michael Carter, GCG Engineering, Rep.** Major Stormwater Permit Application for the redevelopment (mixed use addition) of a commercial building (MSMP 2015-25).
- **637 East Street, Frank Gobbi, Applicant – John Glossa, Glossa Engineering, Rep.** - Roadway and utilities for a proposed subdivision adjacent to Bordering Vegetated Wetlands- (DEP File # 141-0486).
- **105 Schoolmaster Lane, Armando Petruzzello, Applicant – Karon Skinner Catrone, Rep.** - Request for Determination of Applicability for construction of a new single family dwelling (RDA 2019-02).
- **28 Stormy Hill, Anderson Almeida, Applicant- Paul Lindholm, Rep** After the fact Request for Determination of Application for vegetation clearing to create parking spaces in Mother Brook Riverfront Area (RDA 2019-03)

Applications Opened Previously

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). Scott Henderson, Henderson Consulting was present representing the applicant. Anthony Ferullo, applicant and property owner.

Mr. Henderson discussed the updated the O&M Plan that he prepared in response to a request by Jason Mammone.

Mr. Henderson also requested the following waivers:

- Zero Runoff Volume increase
- >2-inch Infiltration System Capacity
- 2 ft Separation from Groundwater

Agent Brown stated that given the site conditions and discussions with engineering, the applicant is achieving as much infiltration as possible under the circumstances, and has created an improvement of current conditions. Agent Brown recommended approval of the waivers.

Commissioner Bugay moved to approve the requested waivers. Commissioner Garlick seconded. All were in favor.

Agent Bugay moved to approve the MSMP permit. Commissioner Kayserman seconded. All were in favor.

New Applications-

123 Westfield Street- Lot 1, Oliver Garry, Westfield Crossing LLC, Applicant – Matt Smith, Norwood Engineering, Representative – Demolition of existing barn and construction of a new single family dwelling with septic system (DEP File #141-10549 MSMP 2019-03).

123 Westfield Street- Lot 2, Oliver Garry, Westfield Crossing LLC, Applicant – Matt Smith, Norwood Engineering, Representative – Demolition of existing dwelling and construction of a new single family dwelling with septic system (DEP File #141-10548, MSMP 2019-04).

Mr. Smith explained that the project consists of construction of two single family homes, with 4 bedrooms each, and associated septic systems. The final design of the houses would be left to the future owners, but would be no bigger than the footprint shown on the plans.

Mr. Smith had not yet applied to Planning Board for the required Approval Not Required (ANR). Agent Brown, recommended the Commission look carefully at the UBA line as it is shown at edge of lawn, which is not in conformance with the town's regulations. Also, several required plan elements, including trees, concrete steps, and the existing retaining wall were not shown on the plan. The Commission requested a post-construction landscape plan, tree protection detail, and deck detail. Agent Kayserman asked for specifications of driveway and retaining walls, along with the infiltration plan based on where the wall was located.

The Commission requested the following information:

- The location of existing septic system, water line and other utilities to be shown on plan.
- Existing trees within 25 ft of the work area be shown on the plan
- Limit of work and square footage of alteration be shown on the plan
- Watershed map needs to be provided
- Simplified map be included in the O&M Plan
- Total Suspended Solid (TSS) calculations
- Total Phosphorus (TP) calculations
- Location of potential dewatering basin area be shown on the plan
- A note in the O&M Plan with provisions for ConCom to enter be shown on the plan

Mr. Smith stated that he would come back to the Commission with a landscaping plan.

Commissioners Kayserman, and Bugay proposed a site walk to better understand the challenges that would be presented and the extent of tree removal proposed. The Commission requested that prior to the site visit the applicant stake out center line, edge of driveway, corners of proposed houses, both sides of the Lot 1 driveway, and the infiltration systems.

Commissioner Bugay opened up the discussion to the public.

Katherine Croce, an abutter at 126 Westfield Street asked about the amount of fill that would be needed on the property and expressed her concerns on the size of the driveways as well as the impact on the local wildlife. She asked the applicant to please consider the size of the driveways so that there would be less disruption to the area as well as the amount of trees that would need to come down. She also suggested that the houses share the existing driveway, rather than each having a separate drive.

Mr. Smith stated that fill would be needed only for new driveway, and he stated that he would to make the footprint of the driveway as small as possible.

Chris Cheever an abutter at 97 Westfield Street and 50 Havens Street stated that he would be sharing the first portion of the driveway for Lot 2. He wished to understand the impact on his property as well, and questioned how to stay in touch with the project updates.

Commissioner Bugay advised him to attend the Conservation Meetings, as well as the Planning Board for the ANR, and any changes that would require approval from the ZBA.

Commissioner Bugay made a motion to continue until May 2nd. Commissioner Garlick seconded. All were in favor.

Certificate of Compliance – Town Landing Way

Commissioner Bugay made a motion to approve the Certificate of Compliance for the Town Landing. Commissioner Kayserman seconded, all were in favor.

Municipal Vulnerability Preparedness (MVP) - The Commission voted to issue a letter of support for the MVP program.

Open Space Plan – The Commission noted their support for the draft Open Space Plan and their thanks to Commissioner Radner for her hard work in preparing the plan..

Minutes - Commissioner Bugay moved to approve the ConCom Minutes of 4-18-19 as amended.

Commissioner Bugay moved to adjourn at 9:00 PM. Commissioner Garlick seconded. All were in favor.

Respectfully submitted,

Renee Johnson
Administrator