



TOWN OF
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MASSACHUSETTS

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MEETING MINUTES

Board/Committee: Conservation Commission

Meeting Date, Time: December 18th, 2025

Meeting Location: 637 East Street, Dedham, MA

Members in Attendance:

- Erik DeAvila, Chair
- Stephanie Radner, Vice Chair
- Elizabeth Yntema, Associate
- Nathan Gauthier, Associate
- Matthew Layne, Resource Associate Member

Staff in Attendance:

- Meredith Confrey, Conservation Agent
- Leonel Lainez, Environmental Specialist

Minutes Prepared By: Meredith Confrey

Minutes Approved: December 18, 2025

Chair DeAvila called the meeting to order at 9:10 am in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and the Dedham Wetlands Bylaw.

1. Public Comment

Chair DeAvila opened the floor for public comment. No members of the public were in attendance to give public comment.

2. Site Walk & Discussion for DEP File #141-0653, 637 East Street, Abbreviated Notice of Resource Area Delineation (ANRAD)

Applicant: Giorgio Petruzziello, Petruzziello Properties

Representative: Mike Carter, GCG Associates

Mr. Petruzziello and Mr. Carter welcomed the Commissioners and one member of the public to the property and began the site walk. The purpose of this site walk was to give a high-level overview of the existing conditions of the property, to assist the Commissioners as they review the ANRAD request. A more detailed site walk would be conducted at a later time to review any additional material provided by the third-party reviewer for the project, Horsley & Witten.

The Commissioners entered the property on the previously constructed roadway of the formerly proposed subdivision, and Mr. Carter pointed out numerous signs of previous disturbance including berms, soil piles, concrete materials, manholes, and catch basins. Jean Varriale, a Dedham Resident, asked whether or not the existing roadway infrastructure would remain as-is or need to be replaced, Mr. Petruzzello answered that the existing infrastructure would need to be evaluated before making that determination.

The Commissioners then visited the existing stormwater detention basin on the property, which is a large grassy area currently mowed and maintained. Mr. Carter explained that there is currently sub-surface stormwater infrastructure in this area that eventually discharges runoff to East Brook, however this is outdated and would need to be redesigned for any future development. Commissioner Gauthier asked if the delineation plans show the stormwater basin as the “limit of development” in terms of the Undisturbed Buffer Area (UBA), and Mr. Carter clarified that they did not use the existing basin as the bounds of the UBA. He added that the UBA was calculated properly using slope and usage factor from the wetland edge. The Commissioners inspected the bordering vegetated wetland line, which is just beyond the edge of the stormwater basin, as well as the Riverfront Area to East Brook. The Commissioners noted that the Mean Annual High Water Line was not flagged, and asked that the applicant’s wetland scientist flag this before beginning the review with Horsley Witten.

Then the Commissioners walked towards the former access point to the property on Wentworth Street, which is now gated. Mr. Carter showed the Commissioners the drainage easement area that runs parallel to Wentworth Street, and the Commissioners noted that although this area is currently dry, it is clear that frequent runoff has created a distinct channel spanning this easement.

The Commissioners then headed back towards the stormwater basin, and walked northwards along the wetland boundary. Mr. Carter pointed out previous silt fencing that was still present on site from previous work. The Commissioners also observed approximately ten hatched turtle eggs, and while the species was not identified, Mr. Lainez took photos of the eggs for later examination. Member Layne asked if this would qualify the area as rare species habitat, and Agent Confrey responded that they would need determination that the turtle species was state-listed as rare or endangered.

The Commissioners noted that there was an inundated, stream-shaped feature near Wetland Flag 47, and inquired if this was a stream. Mr. Carter responded that this was flagged as a bordering vegetated wetland and not as a stream. The Commissioners also noted that the wetlands further down East Brook, spanning to the outer corner of the property, had not been flagged by the Wetland Delineator, and asked that they be flagged before third party review begins. Mr. Gauthier added that there could potentially be an additional lot proposed adjacent to these wetlands, so it is crucial that they are flagged and confirmed.

The Commissioners walked back towards the front of the property. Along the way, Mr. Carter pointed out a few large mounds of dirt in the buffer to the wetlands, and noted that he did not

use the steep slopes of these mounds in the Undisturbed Buffer Area calculations since they are not part of the original conditions. Instead, he used former topographic maps to determine the natural slope of the area. The Commissioners agreed with this approach since the mounds would be removed eventually.

Ms. Varriale inquired about the potential layout of future development, and urged that the tree canopy be preserved as much as possible. Mr. Petruzziello referenced some of his other projects nearby and stated that there would be significant landscaping on each parcel. Commissioner Gauthier asked about next steps. Mr. Carter stated that once the wetland delineation is approved with an Order of Resource Area Determination by the Commission, then they would file a Notice of Intent for the roadway and stormwater system(s), and then individual Notice of Intents for each of the proposed lots.

The Commissioners thanked Mr. Petruzziello and Mr. Carter for their time and reiterated that the project will return to a public hearing once it has been peer reviewed by the third-party reviewer.

Adjournment: Ended: 10:20 am

Motion by Commissioner Radner to adjourn. Second by Commissioner Gauthier. Vote: All in favor by 4-0 vote. Meeting adjourned.