

Commission Members  
David Travalini, Chair  
Dayna Gill, Vice Chair  
Ken McKay  
David Blackwell  
Tara Kripowicz  
Michael Narducci  
Sean Green



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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## CONSERVATION COMMISSION

**Meeting Minutes**  
**Thursday, June 22, 2023 – Virtual Meeting**  
**Times are estimates only. Items may be taken out of order.**  
**7:30 p.m.**

Call to order

**Commissioners Present:** David Travalini, David Blackwell, Mike Narducci, Ken McKay, Dayna Gill, James Dacier

**Commissioners Absent:** Sean Green

**Conservation Agent Present:** Bridget Graziano

**Community Members Present:** John Greene, Estevao Costa, Lhassan Elbaqali, Justin Adams, David Faist, Maria Neves, Ryan Boucher, Marc Bergeron, Ryan Donovan, Maria Varrichione, Patrick Larkin, Hilary Holmes, Frank Holmes, Barry Fogel, Nicole Hayes, Timothy Power, Marian Zytka

**Call to Order:** At 7:33 PM, Mr. Travalini called the meeting to order. He confirmed the virtual presence of the following individuals. Blackwell: here, Dacier: here, Gill: here, McKay: here, Narducci: here and Travalini: here.

**Announcement:** *This meeting is being broadcast and recorded by Medway Cable Access.*

Pursuant to the provisions of Chapter 2 of the Acts of 2023, under which public bodies retain the option of holding open meetings and hearings remotely until March 31, 2025, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021, meeting, Conservation Commission members will be participating remotely.

### **7:30 PM Review Agenda**

There were no topics that were not already anticipated by the chair.

### **Request for Certificate of Compliance**

- **2 Timber Crest Drive (DEP #216-0973)** – Proposal to construct a single-family home with driveway, stormwater management system, and utilities.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue the Request for Certificate of Compliance to the Thursday July 13, 2023, meeting at 7:30 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **1 Timber Crest Drive (DEP #216-0972)** – Proposal to construct a single-family home with driveway, stormwater management system, and utilities.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue the Request for Certificate of Compliance to the Thursday July 13, 2023, meeting at 7:30 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **22 Evergreen Street MBL 22-02**

Maria Varrichione was present to address this matter. Ms. Graziano noted there were outstanding items at her last site visit on June 21, 2023. Mr. Travalini suggested the applicant request an extension.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue 22 Evergreen Street MBL-22-02 to the Thursday July 13, 2023 meeting at 7:30 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

#### **Request for Determination of Applicability**

- **1 Gray Squirrel Circle (RDA-23-09)** – Proposal to construct a shed 15' x 24' within the 25' - 100' buffer zone.

Maria Neves was present to address this matter. Ms. Graziano shared the engineering plans on screen. Ms. Graziano stated there is an existing enforcement order. The Commission proposed returning areas around the project to native plantings.

**VOTE:** Mr. Travalini offered a motion for 1 Grey Square RDA to issue a Positive Determination of Applicability with the following conditions as read by Ms. Graziano. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **7 Timber Crest Drive (RDA-23-10)**

Lhassan Elbaqali was present to address this matter. Ms. Graziano shared the engineering plans on screen. The Commission discussed changes to the proposed fencing.

**VOTE:** Mr. Travalini offered a motion to issue a Positive 2A, Positive 5, Negative 3 Determination of Applicability for 7 Timber Crest Drive RDA-23-10 with the following conditions as outlined by Ms. Graziano. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

#### **Discussions**

**Discussion #1** – Tree Preservation Bylaw update for Town Meeting.

This item was not addressed.

**Discussion #2 – Request for Amendment to Order of Conditions (DEP #216-0956) 165 Main Street, vote on Amendment under Section 16.01**

John Greene was present to address this matter. Ms. Graziano and Mr. Travalini scheduled a site visit for the property on June 26, 2023 at 8:30 AM.

**7:45 PM Public Hearings**

- **Public Hearing #1 – 28 Pond Street (DEP #216-1031) Notice of Intent and Land Disturbance Permit** – construction of a stormwater management system for the construction of 3 homes (homes are proposed outside the jurisdiction of the Commission)

Timothy Power, Ryan Boucher and Marian Zytka were present to address this matter. Mr. Boucher shared the engineering plans on screen. Mr. Power stated the project includes the construction of two new houses and work on an existing lot and has completed preliminary tests. The Commission discussed the proposed rain gardens and plantings.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #1 28 Pond Street DEP #216-1031 Notice of Intent and Land Disturbance Permit to the July 13, 2023, meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **Public Hearing #2 – 39 Alder Street (DEP #216-10XX) Notice of Intent and Land Disturbance Permit** – Proposal to construct a metal commercial building with associated paved parking area, paved outdoor equipment storage, fueling station, and utilities.

David Faist and Estevao Costa were present to address this matter. Mr. Faist shared the engineering plans on screen. Mr. Faist stated he is requesting two waivers in regard to the buffer zone. The Commission discussed the proposed plan including the stormwater, rain garden and catch basins.

**VOTE:** Mr. Travalini offered a motion to per the request of the applicant to continue Public Hearing #2 39 Alder Street to the July 13, 2023, meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **Public Hearing #3 – 111 Main Street (DEP #216-10XX) Abbreviated Notice of Resource Area Delineation** – proposed wetland resource delineation Review

Nicole Hayes was present to address this matter. Ms. Hayes shared the engineering plans on screen. Ms. Hayes requested a continuance to the July 27, 2023, meeting.

**VOTE:** Mr. Travalini offered a motion to continue 111 Main Street Abbreviated Notice of Resource Area Delineation to the July 27, 2023, meeting at 7:45 PM. Mr. McKay seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **Public Hearing #4 - 49 Milford Street (DEP #216-10XX) Notice of Intent** proposal to construct an electric charging battery storage facility.

Justin Adams, Marc Bergeron, Barry Fogel, Frank Holmes, and Hilary Holmes were present to address this matter. Mr. Bergeron shared a presentation on screen about the site overview. The Commission scheduled a site walk on July 11, 2023, at 8:00 AM. The Commission discussed wetland delineation and recommended review.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #4 49 Milford Street Notice of Intent to construct a charging battery storage facility to the July 13, 2023, meeting at 7:45 PM. Mr. McKay seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

### **Meeting Minutes**

Approval of minutes 10/13/22, 5/1/23, 5/11/23, 5/25/23, 6/28/23

This item was not addressed at this meeting.

### **Agent Report**

- ADA Accessible Trail update

This item was not addressed at this meeting.

### **Chair Report**

This item was not addressed at this meeting.

**Motion to adjourn:** At 10:42 PM Mr. Dacier motioned to adjourn. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

**Next Scheduled Public Meeting:** July 13, 2023, at 7:30 PM \*Virtually

**Document Presented at the June 22, 2023, meeting:**

All documents shall be kept in the Conservation Commission Office files.

**Request for Certificate of Compliance**

2 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Proposed Shed Plan #2 Timber Crest Drive Medway, MA” by Outback Engineering dated April 7, 2023

1 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan with Deck and Porch #1 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

22 Evergreen Street:

- WPA Form 8A
- Plans titled, “Final As Built Evergreen Village Condominium Medway, MA” by Cheney Engineering, dated May 30, 2023
- Letter from the PE Ron Tiberi, dated May 25, 2023

**Request for Determination of Applicability**

1 Gray Squirrel:

- WPA Form 1
- Plans titled, “Existing Conditions Plan of Land in Medway, MA” by Colonial Engineering, dated December 15, 2023

7 Timber Crest Drive:

- WPA Form 1
- Plans titled, “Foundation As Built with Deck and Porch #7 Timber Crest Drive, Medway, MA” by Outback Engineering, dated April 12, 2023

**Public Hearings**

28 Pond Street:

- WPA Form 3
- Plans titled, “Proposed Development 28 Pond Street, Medway, MA” by PVI Site Design, dated April 26, 2023
- Stormwater Permit Narrative by PVI Site Design, dated April 26, 2023

111 Main Street:

- WPA Form 4A
- Plans titled, “Boundary, Topographic & Utility Survey 107, 111, 113, 115A, 117, 119 Main Street, 1&3 Elm Street, and 0 & 26 Kelly Street

49 Milford Street:

- WPA Form 3 – Notice of Intent – Medway Grid Storage Project, by Epsilon, dated June 8, 2023
- Plans titled, “Medway Battery Energy Storage System NOI Plan Set” by Langen Engineering, dated June 8, 2023
- Stormwater Management and Land Disturbance Permit Application – Medway Grid Energy Storage Project, by Epsilon, dated June 8, 2023
- Stormwater Management Report for Medway Grid Storage Project, by Langan, dated June 8, 2023

39 Alder Street

- WPA Form 3 submitted on May 2, 2023
- Plans titled, “ETS Properties LLC 39 Alder Street Medway, MA” Sheets EX-1, C1-4.1 by CMG and O’Driscoll Land Surveying, Inc., dated April 12, 2023

- Stormwater Report by CMG, dated April 12, 2023
- Land Disturbance Permit Application dated April 24, 2023