

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



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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

### CONSERVATION COMMISSION

**Meeting Minutes**  
**Thursday, January 11, 2024 – Virtual Meeting**  
**Times are estimates only. Items may be taken out of order.**  
**7:30 p.m.**

Call to order

**Commissioners Present:** David Blackwell, Sean Green, Dayna Gill, Jimmy Dacier, David Travalini, Ken McKay, Mike Narducci

**Commissioners Absent:**

**Conservation Agent Present:** Bridget Graziano

**Community Members Present:** Dillon Brady, Marie Lawlor, Sarah Ballard, Karon Skinner, Chad Blair, Todd Allen, John Burns, Peter Bemis, Chris Lyons

**Call to Order:** At 7:34 p.m., Mr. Travalini called the meeting to order. He confirmed the virtual presence of the following individuals: Blackwell: here, Dacier: here, Gill: here, Green: here, Narducci: here, McKay: 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.

#### **7:35 PM Review Agenda**

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

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

- **39 Main Street (DEP #216-0938)** - proposal to construct an apartment building, stormwater management system, parking lot, landscaping

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue DEP #216-0938 39 Main Street to the January 25, 2024, meeting at 7:30 PM. Mr. Blackwell seconded this

motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **4 Marc Road (DEP #216-0943)** – proposal to construct a new stormwater management system and excavate the existing intermittent stream of sedimentation from the old stormwater management system

Chad Blair was present to address this matter. The Conservation Agent shared that the applicant has worked toward compliance and that she is recommending a Certificate of Compliance.

**VOTE:** Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 4 Marc Road DEP #216-0943 with the following conditions 45, 48, 49, 74, 75, 77, 79 and 80-85 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **46 Coffee Street (DEP #216-1032)** – proposal to construct an above ground pool with decking

Peter DeBernardo was present to address this matter. The Conservation Agent shared that the applicant has kept in contact throughout the project to completion and that she recommends a Certificate of Compliance.

**VOTE:** Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for DEP #216-1032 46 Coffee Street with the following conditions 8, 9 and 10 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

## **Discussions**

**Discussion #1** – Discuss changing the February meeting date from Feb 22 to Feb 29

Commission members agreed to moving the date.

**Discussion #2** – Vote to approve \$400 for ArcGIS funding from the Conservation Trust Fund under c.40 s.8C

The Conservation Agent noted the funds would be used for a yearly subscription of a mapping system including aerial photography if the data is available, topography and the state's wetlands for zoning or trail maps.

**VOTE:** Mr. Travalini offered a motion to vote to approve \$400 for ArcGIS funding from the Conservation Trust Fund under c.40 to allow Ms. Graziano to purchase an ArcGIS license. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

## **7:45 PM Public Hearings**

- **Public Hearing #1 – 31 Summer Hill Road (DEP #216-103x) Notice of Intent** proposal of installation of a 1,200 sq. ft. addition to the left side of the existing single-family home and a

new 386 sq. ft portion of driveway.

Karen Skinner was present to address this matter. Ms. Grazinao shared the site plans on screen. Ms. Skinner shared the plan reflects Ms. Grazinao's changes to the mapping and no trees need to be removed. Ms. Graiziano noted the project still needs to address roof runoff and restoration. The Commission recommended bounds installed at the wetland line.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing 1 31 Summer Hill Road to the January 25, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **Public Hearing #2 – 25 Holliston Street (DEP #216-1045) Notice of Intent** proposal to raze a pre-existing non-conforming dwelling and construct a new single-family dwelling.

Dilon Brady, Sarah Ballard and Chris Lyons were present to address this matter. Mr. Brady shared the site plans on screen. Mr. Brady reviewed the existing dwelling and wetland bounds. The Conservation Agent shared that she went over the wetland resource and added a 25-foot line in addition to requesting a stockpile area for demolition.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing 2 25 Holliston DEP #216-1045 to the January 25, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **Public Hearing #3 – 261 Village Street Salmon Retirement Community (DEP #216-10XX)** proposal to construct new units on Will Pond Circle #19-33 (odd numbers) and complete work for grading on existing constructed units on Waterside Run

Peter Bemis was present to address this matter. Mr. Bemis shared the site plans on screen. Mr. Bemis noted the applicant is aware that the Order of Conditions for the property has expired and has filed a Notice of Intent with the Commission. Mr. Bemis reviewed the units and proposed plans. The Commission set up a site walk on January 23, 2024 at 8 AM.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing 3 261 Village Street Salmon Retirement Community to the January 25, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **Public Hearing #4 – 56 Summer Street (DEP #216-1033) Notice of Intent** proposal to construct a 6 two-family unit and a 4-unit apartment building development with roadway, stormwater management system

No one was present to address this matter.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing 4 56 Summer Street to the January 25, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

- **Public Hearing #5 – 15 Sycamore Way (DEP #216-1037) Notice of Intent** – proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #6 - 17 Sycamore Way (DEP #216-1038) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #7 – 18 Sycamore Way (DEP #216-1039) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #8 - 19 Sycamore Way (DEP #216-1040) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #9 - 20 Sycamore Way (DEP #216-1041) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #10 – 21 Sycamore Way (DEP #216-1042) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #11 - 22 Sycamore Way (DEP #216-1043) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping
- **Public Hearing #12 – 23 Sycamore Way (DEP #216-1044) Notice of Intent** - proposal to construct a single-family home with associated driveway, utilities, stormwater management system and landscaping

No one was present to address these matters.

**VOTE:** Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #5 15 Sycamore Way DEP #216-1037, Public Hearing #6 17 Sycamore Way DEP #216-1038, Public Hearing #7 18 Sycamore Way DEP #216-1039, Public Hearing #8 19 Sycamore Way DEP #216-1040, Public Hearing #9 20 Sycamore Way DEP #216-1041, Public Hearing #10 21 Sycamore Way DEP #216-1042, Public Hearing #11 22 Sycamore Way DEP #216-1043 and Public Hearing #12 23 Sycamore Way DEP #216-1044 to the January 25, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, Narducci: aye, McKay: aye and Travalini: aye. VOTE 7-0.

### **Meeting Minutes**

Approval of Minutes 10/13/22, 8/24/23, 12/14/23

This item was not addressed at this meeting.

### **Agent Report**

The Conservation Agent discussed the new Wetlands Protection Act Regulations and Stormwater Handbook.

**Chair Report**

This item was not addressed at this meeting.

*At 9:15 PM Sean Green left the meeting virtually.*

**Motion to adjourn:** At 9:17 p.m. Mr. Dacier motioned to adjourn. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Narducci: aye, McKay: aye and Travalini: aye.  
VOTE 6-0.

**Next Scheduled Public Meeting:** January 25, 2024, at 7:30 PM \*Virtually

**Document Presented at the January 11, 2024, meeting:**

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

**Request for Certificate of Compliance**

39 Main Street:

- WPA Form 8 A
- Plans titled, “As Built by Allen & Major Associates, Inc, dated June 8, 2023
- Letter titled, “A&M #1843-04 39 Main Street” by

4 Marc Road:

- WPA Form 8A
- Plans titled, “As Built Plan” by DGT Associates dated September 21, 2023
- Letter from DGT Associates titled, “4 Marc Road Medway – Request for Certificate of Compliance

46 Coffee Street:

- WPA Form 8A
- Plans titled, “Plot Plan in Medway, MA” by Gloral Associates, dated October 10, 2023

**Public Hearings**

31 Summer Hill Road:

- WPA Form 3 Notice of Intent with project description by Colonial Engineering Inc, received December 7, 2023
- Plans titled, “Proposed Addition Plan of Land in Medway, MA,” by Colonial Engineering Inc, revision dated November 13, 2023, received December 7, 2023
- Project Narrative Report completed by Karon Skinner Catrone on November 10, 2023
- Bordering Vegetated Wetland Determination Form completed November 28, 2023
- Request for Abutters Form requested December 6, 2023.

25 Holliston Street:

- WPA Form 3 Notice of Intent with project description by Grady Consulting LLC, received December 20, 2023
- Plans titled, “Site Plan #25 Holliston Street, Medway, MA,” by Grady Consulting LLC, dated December 13, 2023, received December 20, 2023
- Certified abutter list for abutters within 100’

261 Village Street Salmon Retirement Community:

- WPA Form 3 - Notice of Intent with project description
- Plans titled, “Existing and Proposed Conditions Exclusive Use Area 3C-2, dated December 1, 2023 by EDC, Inc.
- Plans titled, “Impervious Coverage Comparison Existing and Proposed Conditions Exclusive Use Areas 3F&3G dated December 1, 2023, by EDC, Inc.
- Stormwater Land Disturbance Application dated December 22, 2023 by EDC Inc.

56 Summer Street:

- WPA Form 3 Notice of Intent with project description by RMG Environmental, received June 26, 2023
- Stormwater Management Analysis, by RMG Environmental, received May 25, 2023
- Operations and Maintenance Plan during Construction, by RMG Environmental, received June 5, 2023

- Land Disturbance Application received June 26, 2023
- Plans titled, “Mockingbird Land 56 Summer Street, Medway, MA”, by RMG Environmental, received May 25, 2023

15 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0030, #15 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated October 11, 2023
- Groundwater Mounding Analysis. Lot 42 Roof Drain – Timbercrest, Outback Engineering Inc. October 6, 2023

17 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0031, #17 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated October 11, 2023
- Groundwater Mounding Analysis. Lot 41 Roof Drain – Timbercrest, Outback Engineering Inc. October 6, 2023

18 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0037, #18 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated November 2, 2023
- Groundwater Mounding Analysis. Lot 35 Roof Drain – Timbercrest, Outback Engineering Inc. October 6, 2023

19 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0032, #19 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated November 2, 2023
- Groundwater Mounding Analysis. Lot 40 Roof Drain – Timbercrest, Outback Engineering Inc. October 19, 2023

20 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0036, #20 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated November 2, 2023
- Groundwater Mounding Analysis. Lot 36 Roof Drain – Timbercrest, Outback Engineering Inc. October 19, 2023

21 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0033, #21 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated November 2, 2023
- Groundwater Mounding Analysis. Lot 39 Roof Drain – Timbercrest, Outback Engineering Inc. October 19, 2023

22 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0035, #22 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated November 2, 2023
- Groundwater Mounding Analysis. Lot 37 Roof Drain – Timbercrest, Outback Engineering Inc. November 2, 2023

23 Sycamore Way:

- WPA form 3
- Plans titled, “Conservation Permitting Site Plan, Parcel ID 14-005-0031, #23 Sycamore Way at Timber Crest States in Medway, MA” by Outback Engineering, dated October 11, 2023
- Groundwater Mounding Analysis. Lot 41 Roof Drain – Timbercrest, Outback Engineering Inc. October 6, 2023

