

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



Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3292
bgraziano@townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

CONSERVATION COMMISSION

Meeting Minutes
Thursday, September 28, 2023 – Virtual Meeting
Times are estimates only. Items may be taken out of order.
7:30 p.m.

Call to order

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

Commissioners Absent: Sean Green

Conservation Agent Present: Bridget Graziano

Community Members Present: Mounir Tayara, Mitch Maslanka, Charlie Myers, Keith Downing, Barry Fogel, Ancelin Wolfe, Marc Bergeron, Hilary Holmes, Ashley Thomas, Josh Cook, Michael Henry, Justin Adams, Paul Yorkis

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, 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.

7:38 PM Review Agenda

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

Request for Certificate of Compliance

- **3 Timber Crest Drive (DEP#216-0974)** – Proposal to construct a single family home with a driveway, stormwater management system, and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she completed a site visit September 19, 2023, and everything was according to the Order of Conditions.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 3 Timber Crest Drive DEP #216-0973 with the following

conditions 7, 8, 11, 15 and 46 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 5-0.

- **5 Timber Crest Drive (DEP #216-0975)** – Proposal to construct a single family home with a driveway, stormwater management system and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she visited the site September 19, 2023, and found everything in compliance.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 5 Timber Crest Drive DEP #216-0974 with the following conditions 7, 8, 11 and 45 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 5-0.

- **7 Timber Crest Drive (DEP #216-0976)** – Proposal to construct a single family home with a driveway, stormwater management system and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she visited the site September 19, 2023, and everything was in compliance.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 7 Timber Crest Drive DEP #216-0975 with the following conditions 7, 8, 11 and 45 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 5-0.

- **9 Timber Crest Drive (DEP #216-0977)** – Proposal to construct a single family home with a driveway, stormwater management system and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she visited the site September 19, 2023, and everything was in compliance.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 9 Timber Crest Drive DEP #216-0976 with the following conditions 7, 8, 11, 14 and 44 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 5-0.

- **11 Timber Crest Drive (DEP #216-0978)** – Proposal to construct a single-family home with driveway, stormwater management system and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she visited the site September 19, 2023, and everything was in compliance.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 11 Timber Crest Drive DEP #216-0977 with the following conditions 7, 8, 11, 14 and 48 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 5-0.

At 7:41 PM Dayna Gill entered the meeting virtually.

- **13 Timber Crest Drive (DEP #216-0979)** – Proposal to construct a single family home with a driveway, stormwater management system and utilities

Mounir Tayara was present to address this matter. The Conservation Agent shared that she visited the site September 19, 2023, and everything was in compliance.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 13 Timber Crest Drive DEP #216-0978 with the following conditions 7, 8, 11, 14 and 47 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **274 Village Street (DEP #216-0940)** – Proposal to construct a 16-unit condominium development with stormwater management, roadway, utilities and landscaping.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue the 274 Village Street DEP #216-0940 request for Certificate of Compliance to the October 12, 2023 meeting at 7:30 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

Discussions

Discussion #1 - Tree Preservation Bylaw vote to submit language for Town Meeting

The Commission discussed the draft revisions. Ms. Graziano offered an amendment on the cost per inch.

Discussion #2 – Review proposed Stormwater Bylaw Article 26 Amendments for Town Meeting vote to support

Ms. Graziano shared the Stormwater Bylaw article amendments on screen and reviewed the changes by section.

VOTE: Mr. Travalini offered a motion to have the Commission authorize support of the amendments to the Stormwater Bylaw. Ms. Gill seconded this motion, which passed. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: no and Travalini: aye. VOTE 5-1 and no abstentions.

Discussion #3 – Carol Collard Medway Community Farm vote to renew, accept License Agreement and review Medway Community Farm Report for annual operations using Idylbrook for access only for signature at next meeting.

This item was not addressed at this meeting.

Discussion #4 – Vote to Ratify Enforcement Orders

8 Waterside Run – Salmon Cottages

This item was not addressed at this meeting.

91 Fisher Street

Mitch Maslanka was present to address this matter. Mr. Maslanka shared the site plans on screen along with photos of the property. The Commission discussed reinstalling the fence along the 25-foot bounds and moving the pool further from the wetlands.

VOTE: Mr. Travalini offered a motion to ratify the enforcement order for 91 Fisher Street. Ms. Gill seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

7:45 PM Public Hearings

- **Public Hearing #1 – 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

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #1- 39 Alder Street to the October 26, 2023 meeting at 7:45 PM. Ms. Gill seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **Public Hearing #2 – 49 Milford Street (DEP #216-1035) Notice of Intent** – Proposal to construct an electric charging battery storage facility

Marc Bergeron, Hilary Holmes, Justin Adams and Barry Fogel were present to address this matter. Mr. Bergeron shared the plans on screen and noted the plan set has been updated based on peer review and Commission comments, to be later re-submitted to the Commission. Mr. Bergeron shared the areas of the project planned within the buffer zone. Mr. Travalini noted all native species must be planted for vegetation with standard tree spacing. Mr. Bergeron shared a revised table detailing impact within the riverfront area and discussed the wildlife habitat evaluation. Paul Yorkis requested the updated plans and drafted Order of Conditions be available for the public to review.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #2 49 Milford Street DEP #216-1035 to the October 12, 2023 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

Meeting Minutes

Approval of Minutes 10/13/22, 8/17/23

This item was not addressed at this meeting.

Agent Report

This item was not addressed at this meeting.

Chair Report

This item was not addressed at this meeting.

Motion to adjourn: At 10:22 p.m. Mr. Dacier motioned to adjourn. Ms. Gill seconded this motion, which passed unanimously. Blackwell: aye, Gill: aye, Dacier: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

Next Scheduled Public Meeting: October 12, 2023, at 7:30 PM *Virtually

Document Presented at the September 28, 2023, meeting:

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

Request for Certificate of Compliance

3 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #3 Timber Crest Drive Medway, MA” by Outback Engineering dated April 7, 2023

5 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #5 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

7 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #7 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

9 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #9 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

11 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #11 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

13 Timber Crest Drive:

- WPA Form 8A
- Plans titled, “Foundation As Built Plan #13 Timber Crest Drive, Medway, MA by Outback Engineering, dated February 24, 2023

Public Hearings

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

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 Langan 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