

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 25, 2024 – Virtual Meeting
Times are estimates only. Items may be taken out of order.
7:30 p.m.

Call to Order

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

Commissioners Absent: Sean Green

Conservation Agent Present: Bridget Graziano

Community Members Present: Donald Muratori, Patricia Muratori, Jim Roberti, Rob Carlezon, Karen Torti, Mounir Tayara, Robert Murphy, Steve Bouley, Peter Bemis, Vamsi Pathuru, Alan Marks

Call to Order: At 7:32 PM, Mr. Travalini called the meeting to order. He confirmed the virtual presence of the following individuals: Blackwell: here, Dacier: here, Gill: 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.

7:35 PM Review Agenda

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

Request for Certificate of Compliance

- **39 Main Street DEP (#216-0939)** – proposal to construct a apartment building, stormwater management system, parking lot, landscaping

Ken McKay entered the meeting virtually at 7:37 PM.

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue the request for Certificate of Compliance DEP #216-0939 39 Main Street to the February 29, 2024 meeting. 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 Extension

- **4 Dover Lane (DEP #216-0967)** – proposal to construct a single-family home with associated septic system, well, landscaping, etc.

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion to issue a two-year extension for DEP #216-0967 4 Dover Lane. 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

- **8 Forest Street (RDA-24-01)** – proposal to remove 9 trees from the buffer zone to a wetland resource and 2 of the trees are within the 0-25' No Disturb Zone, waiver of Section 21.2 (b) requested under Section 29 of the Regulations

Donald Muratori and Patricia Muratori were present to address this matter. Ms. Graziano shared the property photos and plans on screen. The Commission discussed trees on the lot and potential planting replacements. The Commission scheduled a site walk with the applicants on February 2, 2024 at 9am.

VOTE: Mr. Travalini offered a motion to continue the Request for Determination RDA-24-01 to the February 8, 2024 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.

Discussions

Discussion #1 – 305 Village Street – 21 D Ticket issued, review enforcement

The Conservation Agent noted the project dated to July 2023 and reviewed the unpermitted issues.

7:45 PM Public Hearings

- **Public Hearing #1 – 1 Nirvana Way (DEP #216-1053) – Notice of Intent and Land Disturbance Permit** for a proposal to construct a single-family dwelling with associated septic system, stormwater management, driveway, landscaping

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #1 1 Nirvana Way to the February 8, 2024 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 – 31 Summer Hill Road (DEP #216-1047) 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.

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #2 31 Summer Hill Road to the February 8, 2024 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 – 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.

Rob Carlezon was present to address this matter. Ms. Graziano shared the site plans on screen. The Commission recommended while removing the house to also move the gazebo onto the property or to remove it. The Conservation Agent noted a sign should be added to the bounds for no dumping.

VOTE: Mr. Travalini offered a motion to close the Public Hearing #3 DEP #216-1045 25 Holliston Street. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for DEP #216-1045 25 Holliston Street 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.

- **Public Hearing #4 – 261 Village Street Salmon Retirement Community (DEP #216-10466 two-) –** 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 and Steve Bouley were present to address this matter. Mr. Bemis shared the site plans on screen and noted the stormwater systems between project units. Mr. Bemis reviewed the site and protected land area. The Commission recommended tree plantings and Mr. Bouley requested a landscaping plan.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #4 261 Village Street Salmon Retirement Community to the February 8, 2024 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 #5 – 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

Robert Murphy, Alan Marks and Steve Bouley were present to address this matter. Mr. Murphy shared the site plans on screen and noted changes to the buildings. Mr. Murphy shared there's no work planned for the buffer zone and reviewed the proposed tree plantings. The Commission and Mr. Bouley discussed the proposed plans.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #5 56 Summer Street DEP #216-1033 to the February 8, 2024 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 #6 – 39 Alder Street (DEP #216-1036) 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.

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion to continue 39 Alder Street Public Hearing DEP #216-1036 to the February 8, 2024 meeting at 7:45 PM. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: abstained, Narducci: aye and Travalini: aye. VOTE 5-0 and 1 abstained.

- **Public Hearing #7 – 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

Mounir Tayara was present to address this matter. Mr. Tayara noted he was in agreement with all conditions.

VOTE: Mr. Travalini offered a motion to close the Public Hearing for DEP #216-1037. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #7 15 Sycamore Way DEP #216-1037 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.

- **Public Hearing #8 – 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.

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close the Public Hearing for DEP #216-1038 17 Sycamore Way. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #8 17 Sycamore Way DEP #216-1038 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.

- **Public Hearing #9 – 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.

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #9 for 18 Sycamore Way DEP #216-1039. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #9 18 Sycamore Way DEP #216-1039 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.

- **Public Hearing #10 – 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.

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #10 19 Sycamore Way DEP #216-1040. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #10 19 Sycamore Way DEP #216-1040 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.

- **Public Hearing #11 – 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.

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #11 20 Sycamore Way DEP #216-1041. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #11 20 Sycamore Way DEP #216-1041 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.

- **Public Hearing #12 – 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

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #12 21 Sycamore Way DEP

#216-1042. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #12 21 Sycamore Way DEP #216-1042 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.

- **Public Hearing #13 – 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

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #13 22 Sycamore Way DEP #216-1043. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #13 22 Sycamore Way DEP #216-1043 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.

- **Public Hearing #14 – 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

Mounir Tayara was present to address this matter.

VOTE: Mr. Travalini offered a motion to close Public Hearing #14 23 Sycamore Way DEP #216-1044. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for Public Hearing #14 23 Sycamore Way DEP #216-1044 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.

Meeting Minutes

Approval of Minutes 10/13/22, 12/14/23, 1/11/24

This item was not addressed at this meeting.

Agent Report

- Update on New Wetlands (state) Regulations and new Stormwater Management Regulations
- Update on Tree Bylaw

The Conservation Agent discussed upcoming webinars with the Commission.

Chair Report

This item was not addressed at this meeting.

Motion to adjourn: At 10:41 PM Mr. Dacier motioned to adjourn. Ms. Gill 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: February 8, 2024, at 7:30 PM *Virtually

Document Presented at the January 25, 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

Request for Determination of Applicability

8 Forest Street:

- WPA Form 1
- Plans titled, “Building Permit Plan in Medway, MA” by Francis X. DeSimone, dated May 29, 1991
- Cost proposal from Stumpys Tree Service dated 1/9/2024

Public Hearings

1 Nirvana Way:

- WPA Form 3 submitted on
- Plans titled, “
- Stormwater Report by
- Land Disturbance Permit Application dated

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:

- 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

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

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
- 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