

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, February 29, 2024 – Virtual Meeting
Times are estimates only. Items may be taken out of order.
7:30 p.m.

Call to Order

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

Commissioners Absent:

Conservation Agent Present: Bridget Graziano

Community Members Present: Brian Jones, Mounir Tayara, Daniel Merrikin, Christine Hayes, Jim Hayes, Arlin Medina, Caroline Hayes, Peter Bemis, John Burns

Call to Order: At 7:30 PM, Mr. Travalini called the meeting to order. He confirmed the virtual presence of the following individuals: Gill: here, Narducci: here, McKay: here, Blackwell: 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

- **1 and 3 Bedelia Lane (DEP #216-0885)** – proposed two family dwelling with stormwater, utilities, driveway and landscaping

At 7:32 PM James Dacier and Sean Green entered the meeting virtually.

Kai Höffner was present to address this matter. The Conservation Agent reviewed the last site visit and amendments to the project.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for DEP #216-0885 1 and 3 Bedelia Lane with the following conditions 56, 63, 66, and 104-120 to remain in perpetuity. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, Green: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 7-0.

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

Arlin Medina and Brian Jones were present to address this matter. The Conservation Agent noted the property pool water will be taken off site.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Certificate of Compliance for 39 Main Street DEP #216-0939 with the following conditions 22, 80, 83, 86, 87, 89 and 90-97 to remain in perpetuity. Ms. Gill seconded this motion, which passed. Blackwell: aye, Dacier: aye, Gill: aye, Green: abstained, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0 and 1 abstained.

Request for Determination of Applicability

- **18 Diane Drive (RDA-24-02)** – proposal to construct an addition and patio on the existing single-family home

Daniel Merrikin, Jim Hayes and Caroline Hayes were present to address this matter. Mr. Merrikin shared the site plans on screen and reviewed the existing property and planned expansion. The Conservation Agent noted she reviewed the wetlands delineation and flags.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Positive 2a for Flags 3-6, 9 and 10; a Positive 5, Negative 3 Determination of Applicability with the following conditions as outlined by Ms. Graziano. Mr. Blackwell seconded this motion, which passed. Blackwell: aye, Dacier: aye, Gill: aye, Green: abstained, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0 and 1 abstained.

- **10 Cottonwood Lane (RDA-24-03)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system

At 7:55 PM Sean Green left the meeting virtually.

Mounir Tayara was present to address this matter. Ms. Graziano shared the site plans on screen. Mr. Tayara reviewed the wetlands buffer zone and lot.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Negative 3 Determination of Applicability for RDA-24-03 10 Cottonwood Lane 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.

- **12 Cottonwood Lane (RDA-24-04)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system

Mounir Tayara was present to address this matter. Ms. Graziano shared the site plans on screen. Mr.

Tayara reviewed the proposed foundation and roof drain.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Negative 3 Determination of Applicability for 12 Cottonwood Lane RDA-24-04 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.

- **14 Cottonwood Lane (RDA-24-05)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system

Mounir Tayara was present to address this matter. Ms. Graziano shared the site plans on screen.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Negative 3 Determination of Applicability for 14 Cottonwood Lane RDA-24-05 with the conditions the same as RDA-24-04. Mr. Blackwell seconded this motion, which passed unanimously. Blackwell: aye, Dacier: aye, Gill: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0.

- **16 Cottonwood Lane (RDA-24-06)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system

Mounir Tayara was present to address this matter. Ms. Graziano shared the site plans on screen. Mr. Tayara reviewed the home and existing erosion control line.

VOTE: Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a Negative 3 Determination of Applicability for 16 Cottonwood Lane RDA-24-06 with the conditions the same as 14 Cottonwood Lane RDA-24-05. 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 – Review and Discuss next meeting add all outstanding Enforcement Order recipients to the agenda

The Commission discussed past enforcements and scheduling them at the next meetings.

Discussion #2- 14 Puddingstone Lane – Land Disturbance Violation

The Commission discussed issuing a ticket for the garage at 14 Puddingstone Lane.

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

Daniel Merrikin was present to address this matter. Mr. Merrikin shared the site plans on screen. The Conservation Agent noted she had submitted plan comments and changes are forthcoming to the tree plantings. The Commission discussed adding rain gardens.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #1 1 Nirvana Way to the March 14, 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 – 261 Village Street Salmon Retirement Community (DEP #216-1046)** proposal to construct new units on Willow 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 and reviewed the project units. Mr. Bemis noted the Order of Conditions expired and a new filing will be needed. The Conservation Agent shared she will meet with the Commission attorney.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #2 261 Village Street to the March 14, 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 – 305 Village Street (DEP #216-1XXX-no number was assigned) Notice of Intent** proposal to remove the existing storage container and fill, add vehicle parking areas within the Riverfront, BLSF and 100' wetlands buffer zone

No one was present to address this matter.

VOTE: Mr. Travalini offered a motion to vote to accept the request to rescind the application for 305 Village Street Notice of Intent without prejudice. Ms. Gill 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 – 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 DEP #216-1033 to the March 14, 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 – 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 per the request of the applicant to continue Public Hearing #5 39 Alder Street to the March 28, 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 – 2 Cottonwood Lane Notice of Intent (DEP #216-1048)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system.

Mounir Tayara was present to address this matter. Mr. Tayara shared the site plans on screen. Mr. Tayara reviewed the proposed bounds and shared the roof drain has been reviewed. The Commission scheduled a site walk for March 5, 2024 at 9 AM.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #6 2 Cottonwood Lane DEP #216-1048 to the March 14, 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 #7 – 4 Cottonwood Lane Notice of Intent (DEP #216-1049)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system.

Mounir Tayara was present to address this matter. Mr. Tayara shared the site plans on screen. Mr. Tayara reviewed the erosion control lines and proposed bounds. The Conservation Agent recommended an additional bound and requested a revised plan.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #7 4 Cottonwood Lane Notice of Intent DEP #216-1049 to the March 14, 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 #8 – 6 Cottonwood Lane Notice of Intent (DEP #216-1050)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

Mounir Tayara was present to address this matter. Mr. Tayara shared the site plans on screen. Mr. Tayara reviewed the proposed bounds and noted the roof drain has been reviewed by Tetra Tech.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #8 6 Cottonwood Lane to the March 14, 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 #9 – 8 Cottonwood Lane Notice of Intent (DEP #216-1051)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

Mounir Tayara was present to address this matter. Mr. Tayara shared the site plans on screen. Mr. Tayara noted the undisturbed area and proposed erosion controls. The Conservation Agent requested a review for changes to the wetlands line.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #9 8 Cottonwood Lane to the March 14, 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 #10 – 11 Cottonwood Lane Notice of Intent (DEP #216-1052)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

Mounir Tayara was present to address this matter. Mr. Tayara shared the site plans on screen. Mr. Tayara reviewed the lot and proposed granite bounds. The Conservation Agent requested amended bound locations and plantings at the retaining wall.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #10 11 Cottonwood Lane to the March 14, 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.

Meeting Minutes

Approval of Minutes 10/13/22, 1/25/24, 2/8/24

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 shared the Tree Bylaw is under review and the Stormwater Bylaw passed, active as of February 26, 2024.

Chair Report

This item was not addressed at this meeting.

Motion to adjourn: At 9:43 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: March 14, 2024, at 7:30 PM *Virtually

Document Presented at the February 29, 2024, meeting:

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

Request for Certificate of Compliance

1 and 3 Bedelia Lane:

- WPA Form 8a
- Approved plans titled, “Lot 1&2 Site Plan of Land in Medway, MA” by Merrikin Engineering, LLP dated May 19, 2018 – amended
- As Built plans titled, “As Built Plan Lot 2 Bedelia Drive, Medway, MA” by O’Driscoll Land Surveying, dated November 17, 2020

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

18 Diane Drive:

- WPA Form 1
- Plans titled, 18 Diane Drive Site Plan of Land, Medway, MA” by Legacy
- Engineering, dated February 1, 2024

10 Cottonwood Lane:

- WPA Form 1
- Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0042 #10
- Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback
- Engineering, dated January 22, 2024

12 Cottonwood Lane:

- WPA Form 1
- Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0041 #12
- Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback
- Engineering, dated January 22, 2024

14 Cottonwood Lane:

- WPA Form 1
- Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0040 #14
- Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback
- Engineering, dated January 22, 2024

16 Cottonwood Lane:

- WPA Form 1
- Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0039 #16
- Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback
- Engineering, dated January 22, 2024

Public Hearings

1 Nirvana Way:

- WPA Form 3 submitted on
- Plans titled, “Hillview Estates” by Colonial Engineering dated March 12, 2012, revised January 9, 2024
- Stormwater Report titled, “Hillview Estates 32 R Hill Street Medway, MA 2-Lot Subdivision” by Legacy Engineering, dated March 12, 2012, revised January 9, 2024

- Land Disturbance Permit Application dated January 11, 2024

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.

305 Village Street:

- WPA Form 3
- Plans titled, “Plan to Accompany Notice of Intent 305 Village Street Medway, MA”, by O’Driscoll Land Surveying, dated February 13, 2024

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

2 Cottonwood Lane:

- WPA Form 3 Notice of Intent titled, “Notice of Intent 2 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0046 #2 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

4 Cottonwood Lane:

- WPA Form 3 Notice of Intent titled, “Notice of Intent 4 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0045 #4 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

6 Cottonwood Lane:

- WPA Form 3 Notice of Intent titled, “Notice of Intent 6 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0044 #6 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

8 Cottonwood Lane:

- WPA Form 3 Notice of Intent titled, “Notice of Intent 8 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0043 #8 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

11 Cottonwood Lane:

- WPA Form 3 Notice of Intent titled, “Notice of Intent 11 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0038 #11 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024