

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 8, 2024 – Virtual Meeting
Times are estimates only. Items may be taken out of order.
7:30 p.m.

Call to Order

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

Commissioners Absent:

Conservation Agent Present: Bridget Graziano

Community Members Present: Stephen Kenney, Donald Muratori, Patricia Muratori, Tina Hayes, Kai Höffner, James Katinas, Jared Cohen, Daniel Ellis, Zouhair Ferrimy, Dan Merrikin, Nathan Gregoire, Karen Skinner Catrone, Heather Graham, Peter Bemis, John Burns, Beth Buchanan, Dan O'Driscoll

Call to Order: At 7:34 PM, 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 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

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

At 7:40 PM Ken McKay entered the meeting virtually.

Kai Höffner and Tina Hayes were present to address this matter. The Conservation Agent shared she completed a site visit on February 1, 2024 and discussed the property. The Agent noted inconsistencies on site with the As Built plans. The Commission discussed requiring a new As Built.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue the Request for Certificate of Compliance for 1 and 3 Bedelia Lane DEP #216-0885 to the February 29, 2024 meeting at 7:30 PM. 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.

- **11 Main Street (DEP #216-0991)** – proposed addition to the existing single family home with driveway reconstruction and landscaping

Beth Buchanan was present to address this matter. The Conservation Agent shared she completed a site visit on February 1, 2024 and noted tree plantings were completed. The Conservation Agent recommended the property additions be placed on the As Built Plan and the erosion controls removed.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue the Request for Certificate of Compliance for 11 Main Street DEP #216-0991 to the April 11, 2024 meeting at 7:30 PM. 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.

Request for Determination of Applicability

- **8 Forest Road (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 site plans on screen. The Commission recommended native tree plantings.

VOTE: Mr. Travalini offered a motion to grant a waiver under Section 21.2 (b) for the removal of 3 trees within the 25 foot No Disturb Zone on 8 Forest Road. Mr. Blackwell seconded this motion, which passed. Blackwell: aye, Dacier: aye, Gill: no, Green: aye, McKay: aye, Narducci: aye, Travalini: abstained. VOTE 5-1 and 1 abstention.

VOTE: Mr. Travalini offered a motion to issue a Positive 5, Negative 3 Determination of Applicability for 8 Forest Road RDA-24-01. Mr. Blackwell seconded this motion, which passed. Gill: aye, Green: aye, McKay: aye, Narducci: aye, Travalini: abstained. VOTE 6-0 and 1 abstention.

Discussions

Discussion #1 – 305 Village Street – Review status of required Notice of Intent as required under Enforcement Order issued January 19, 2024

Stephen Kenney, Zouhair Ferrimy, Dan O'Driscoll and Jared Cohen were present to address this matter. The Conservation Agent shared the site plans on screen and noted the applicant filled in portions of the floodplain and stored equipment along the riverfront. The Commission required a Notice of Intent filing.

Discussion #2 – 91 Fisher Street – Review status of requirements under the Enforcement Order issued December 12, 2023

Daniel Ellis was present to address this matter. The Conservation Agent noted the unpermitted fire pit and pool have been removed. The Conservation Agent shared the restoration plans on screen for the wetlands and buffer zone. Mr. Ellis discussed the site restoration in progress.

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

Dan Merrikin was present to address this matter. Mr. Merrikin shared the site plans on screen and reviewed the proposed house and work. Mr. Merrikin noted changes have been requested by Tetra Tech. The Conservation Agent noted the applicant is required to mitigate with tree plantings.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #1 1 Nirvana Way to the February 29, 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 – 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.

Karen Skinner Catrone was present to address this matter. The Conservation Agent shared the site plans on screen. Ms. Catrone noted the applicant is proposing a 1200 sq ft addition. The Conservation Agent shared the wetland line was moved and restoration is required. Ms. Catrone noted she reviewed the Order.

VOTE: Mr. Travalini offered a motion to close the Public Hearing for DEP #216-1047 31 Summer Hill Road. 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.

VOTE: Mr. Travalini offered a motion to issue an Order of Conditions for DEP #216-1047 31 Summer Hill Road with the following conditions as outlined by The Conservation Agent. 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.

VOTE: Mr. Travalini offered a motion to issue a waiver for Section 29 of the Regulations under 21.2 b of the Medway Wetlands Protection Bylaw to allow for work under the 0-25 No Disturb. 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 #216-1046)** 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 that he submitted a revised site plan and reviewed the property plans on screen. The Conservation Agent noted the stormwater report needs completing.

VOTE: Mr. Travalini offered a motion per the request of the applicant to continue Public Hearing #3 261 Village Street Salmon Retirement Community DEP #216-1046 to the February 29, 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 DEP #216-1033 to the February 29, 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, 12/14/23, 1/11/24

VOTE: Ms. Gill offered a motion to approve the meeting minutes from the 12/14/23 meeting. 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.

VOTE: Ms. Gill offered a motion to approve the 1/11/24 meeting minutes as amended. 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.

Agent Report

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

This item was not addressed at this meeting.

Chair Report

This item was not addressed at this meeting.

Motion to adjourn: At 10:22 PM Mr. Green motioned to adjourn. Mr. Blackwell seconded this motion, which passed unanimously. 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.

Next Scheduled Public Meeting: February 29, 2024, at 7:30 PM *Virtually

Document Presented at the February 8, 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

11 Main Street:

- WPA Form 8a
- Approved Plans titled, “Proposed Site Plan #11 Main Street” by Cheney Engineering, dated December 28, 202
- Submitted As Built plan titled, “As Built Plan #11 Main Street Medway, MA” by Cheney Engineering, dated August 17, 2023

Request for Determination of Applicability

8 Forest Road:

- 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, “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” Legacy Engineering, dated March 12, 2012, revised January 9, 2024
- Land Disturbance Permit Application dated January 11, 2024

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.

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.
- WPA Form 3 Notice of Intent with project description by RMG Environmental, received June 26, 2023

56 Summer Street:

- 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