

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, March 23, 2023 – Virtual Meeting**  
**Times are estimates only. Items may be taken out of order**  
**7:30 p.m.**

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

**Conservation Agent Present:** Bridget Graziano

**Community Members Present:** Dana Altobello, Mounir Tayara, Derek Hansen

**Call to Order:** At 7:35PM, Mr. Travalini called the meeting to order. He confirmed the virtual presence of the following individuals. Gill: here, Blackwell: here, Green: here, McKay: here, Narducci: here, Dacier: here and Travalini: here

**Announcement – This meeting is being broadcast and recorded by Medway Cable Access**

Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely until March 31, 2023, 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**

Add topics not reasonably anticipated by the Chair 48-hours in advance.

Ms. Graziano made a request for the Commission to move the April 13, 2023 meeting to April 6, 2023 at 7:30pm.

**Request for Certificate of Compliance**

**23 B Summer Street (DEP #216-0990) – proposal to construct a single family dwelling with associated septic system and well**

No one was present to address this matter. Ms. Graziano recommended a denial due to not hearing from the applicant and a noncompliance of conditions 31, 36 and 38. Ms. Graziano discussed erosion controls as setup but not stabilized and that condition 38 specifically states a requirement to install a graft rail to handle rain runoff.

**VOTE:** Mr. Travalini offered a motion per the recommendation of the Conservation Agent to issue a denial of a Request for Certificate of Compliance of DEP #216-0990 due to the fact that conditions 31, 36 and 38 of the Order of Conditions are not in compliance. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and

Travalini: aye. VOTE 7-0.

**4 Marc Road (DEP #216-0943) and Land Disturbance Permit (LD-21-05)** – proposal to upgrade the existing stormwater management system, removal of sediment from intermittent stream.

No one was present to address this matter. Ms. Graziano recommended continuing this matter to the April 6, 2023 meeting at 7:30pm.

**VOTE:** Mr. Travalini offered a motion per the request of the Conservation Agent to continue the Request for Certificate of Compliance DEP #216-0943 and Land Disturbance Permit LD-21-05 to the April 6, 2023 meeting at 7:30 PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

### **Request for Extension to the Order of Conditions**

**20, 31, 37 West Street, 0,1, 3 Glen Brook Way (DEP #216-0929)** - Proposal to construct buildings for apartments, including parking, stormwater and infrastructure

Dana Altobello and Derek Hansen were present to address this matter. Mr. Altobello discussed the previous recommendations of the Conservation Agent to clean out the catch basins and continue maintenance. Ms. Graziano stated the Order of Conditions will expire June 10, 2023. The commission discussed the timeline of construction and Mr. Altobello stated they're requesting a two year extension. Ms. Graziano recommended continuing the request for two years after speaking with the applicants and having received a list of items to complete. Ms. Graziano stated she will require a follow up report on stormwater draining.

**VOTE:** Mr. Travalini offered a motion per the request of the Conservation Agent to continue the Request for Certificate of Compliance DEP #216-0929 20, 31, 37 West Street to June 10, 2025 which includes the Permit Extension Act. Ms. Gill seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

### **Discussions**

**Discussion #1** - Review of proposed Tree Preservation Bylaw update for Town Meeting and other dates of presentation

Ms. Graziano stated Ms. Gill and Mr. Blackwell will meet with the Select Board on April 3, 2023. Ms. Graziano discussed drafting a memo to the Select Board regarding questions on other communities with tree preservation bylaws and managing the funds for tree preservation.

**Discussion #2** - vote to expend \$1200 from the Conservation trust fund under the provisions of C40s-8c from land management at 313 Village Street for services completed on November 17, 2022 plot staking and plot plan

Ms. Graziano discussed signage was put up, the land staked out and what's left is to vote to expend the funds under Chapter 48c for the Wetland Protection Act.

**VOTE:** Mr. Travalini offered a motion to expend \$1200 from the Conservation trust fund under the

provisions of MGLC 40s-8c. Ms. Gill seconded this motion, which passed unanimously. Dacier: abstain, Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye and Travalini: aye. VOTE 6-0-1 abstained.

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

**Public Hearing #1** – 1 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single-family home with associated utilities, landscaping, driveway and stormwater management system

Mounir Tayara was present to address this matter. Mr. Tayara stated he did not object to any notices. Ms. Graziano shared the engineering plans on screen. Mr. Tayara is proposing a single family home on 1 Sycamore Road partly inside the 100 foot buffer zone and proposing erosion control to protect the pond and a roof drain. Mr. Travalini suggested scheduling a site walk for all lots. Ms. Graziano stated she completed a prior site walk and the erosion control line is staked, the applicant provided control plans and flagged trees on the lot. Ms. Graziano pointed out the easement to the infiltration basin on the engineering plans and noted the areas around Flags 228 and Flags 227 were already disturbed. The commission scheduled a site walk for Tuesday March 28, 2023 at 8:00am.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #1 – 1 Sycamore Road Notice of Intent to the April 6 meeting at 7:45PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

**Public Hearing #2** – 3 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

Ms. Graziano stated they opened the hearing at 8:25am and all Green Card requirements had been met. Ms. Graziano shared the engineering plans on screen. Mr. Tayara described the lot as having partial disturbance already due to prior work. There is a proposed roof drain area and proposed erosion control with bounds set at the 15 mark across wetland flags 229 and 224. Ms. Graziano stated she would like to have As-Builts on the Foundation and will add the Order of Conditions and schedule the site visit.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #2 – 3 Sycamore Road Notice of Intent to the April 6 meeting at 7:45PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

**Public Hearing #3** – 4 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

Ms. Graziano shared the engineering plans on screen. Mr. Tayara described the lot and wetland boundaries, stormwater proposal and bound across from Flag 1028 on the erosion control line. Ms. Graziano asked the commission to weigh in on bounds within the property, which Mr. Travalini suggested were not needed. Mr. Tayara stated he would do what the commission advised based on decisions made during the site walk.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #3 – 4 Sycamore Road Notice of Intent to the April 6 meeting at 7:45PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

**Public Hearing #4** – 5 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

Ms. Graziano shared the engineering plans on screen. Mr. Tayara stated they are proposing two bounds across from wetland flags 212 and 218. The commission discussed flag 212's location. Mr. Tayara stated the conditions from the commission will be carried with the deed for the property. Ms. Graziano stated that the landscaping should be native and she would like a brief Operation & Maintenance on the roof drains for the homeowner from Outback Engineering every five years.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #4 – 5 Sycamore Road Notice of Intent to the April 6 meeting at 7:45PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

**Public Hearing #5-** 6 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

Ms. Graziano shared the engineering plans on screen. Mr. Tayara stated they are proposing one bound across from Wetland flag 1023. Ms. Graziano requested a bound at 1024 and 1023. Ms. Graziano stated that landscaping needs to be native, the As-Built Foundations should be supplied after and Operations & Maintenance plans should be added to the order.

**VOTE:** Mr. Travalini offered a motion to continue Public Hearing #5 – 6 Sycamore Road Notice of Intent to the April 6 meeting at 7:45PM. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

### **Meeting Minutes**

Approval of Minutes 10/13/22, 2/23/23, 3/9/23

This item was not addressed at this meeting.

### **Agent Report**

ADA Accessible Trail update

This item was not addressed at this meeting.

### **Chair Report**

This item was not addressed at this meeting.

**Motion to Adjourn:** At 9:18 PM Mr. Dacier offered a motion to adjourn. Mr. Blackwell seconded this motion, which passed unanimously. Gill: aye, Blackwell: aye, Green: aye, McKay: aye, Narducci: aye, Dacier: aye and Travalini: aye. VOTE 7-0.

**Next Scheduled Public Meeting:** April 6, 2023, at 7:30PM\* Virtually

## **Documents Presented at the March 23, 2023 meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **4 Marc Road (DEP #216-0943) and Land Disturbance Permit (LD-21-05) – proposal to upgrade the existing stormwater management system, removal of sediment from intermittent stream**

- WPA Form 8A
- As Built Plan titled, “As-Built Plan:4 Marc Road Medway, MA 02053”, by DGT, dated January 18, 2023

#### **7 Iarussi Way (DEP#216-0945) – proposal to install a in ground pool, patio, outdoor pavilion, in ground trampoline**

- WPA Form 8 A
- As Built Plan titled, “As Built Proposed Pool 1 Iarussi Way, Medway MA” by GLM Engineering, dated

#### **35 Milford Street (LD-21-04) – proposal to construct one 2 family dwelling and one 1 family dwelling with associated stormwater management system**

- AS Built Plan titled, “Conservation AS Built Plan of Land in Medway, MA” by Colonial Engineering, dated December 16, 2022

#### **Public Hearing #1 – 1 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single-family home with associated utilities, landscaping, driveway and stormwater management system**

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 1 Sycamore Road Medway, MA Map 14 Lot 005 -0023” dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #1 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

#### **Public Hearing #2 – 3 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system**

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 3 Sycamore Road Medway, MA Map 14 Lot 005 -0024” dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #3 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

#### **Public Hearing #3 – 4 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system**

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 4 Sycamore Road Medway, MA Map 14 Lot 005 -0021”, dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #4 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

**Public Hearing #4** – 5 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 5 Sycamore Road Medway, MA Map 14 Lot 005 -0025”, dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #5 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

**Public Hearing #5-** 6 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single-family home with associated utilities, landscaping, driveway and stormwater management system

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 6 Sycamore Road Medway, MA Map 14 Lot 005 -0020”, dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #6 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

**Public Hearing #5-** 6 Sycamore Road (DEP #216-1XXX) Notice of Intent – Proposal to construct a single family home with associated utilities, landscaping, driveway and stormwater management system

- WPA Form 3 – Notice of Intent with supplemental documents
- Letter titled, “Notice of Intent 6 Sycamore Road Medway, MA Map 14 Lot 005 -0020”, dated March 9, 2023
- Mounding Analysis
- Plans titled, “Conservation Permitting Site Plan #6 Sycamore Way Timber Crest Estates, Medway, MA” by Outback Engineering, dated March 3, 2023

**Discussion #1 - Review of proposed Tree Preservation Bylaw update for Town Meeting and other dates of presentation**

- DRAFT Tree Bylaw

**Discussion #2 – vote to ratify enforcement order issued to 79 Winthrop Street on February 24,**

**2023**

- Issued Enforcement Order for removal of trees issued on February 24, 2023