

Commission Members
David Travalini, Chair
Ken McKay
David Blackwell
Dayna Gill
Tara Kripowicz
Michael Narducci
Sean Green



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

CONSERVATION COMMISSION

Meeting Minutes
Thursday, July 14, 2022 – Virtual Meeting
Times are estimates only. Items may be taken out of order
7:30 p.m.

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. Information for participating via Zoom is posted at the end of this Agenda. ***Access via Zoom is provided for public participation for those portions of the meeting open to the public.***

Mr. Travalini called the meeting to order at 7:34 pm.

Commissioners Present: David Travalini, Dayna Gill, David Blackwell, Ken McKay, Mike Narducci
Commissioners Absent: Sean Green, Tara Kripowicz
Also present: Bridget Graziano, Conservation Agent

Review Agenda – Add topics not reasonably anticipated by the Chair 48-hours in advance

The Board decided to move the next meeting to July 27, 2022, at 7:30 p.m.

Request for Certificate of Compliance

- **49 Alder Street (DEP #216-0837)** – Proposed for construction of 4, 500 sq. ft. steel building, connecting to the existing stormwater management system

Motion to continue the request for Certificate of Compliance to July 27, 2022, at 7:30 p.m., made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

- **Millstone Retirement Community (DEP #216-0735, 216-0857, 216-0877)** – Proposal to construct an 80-unit condominium community, stormwater infrastructure, roadways, landscaping, and utilities.

Motion to continue the request for Certificate of Compliance to August 11, 2022, at 7:30 p.m., made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Discussions

Discussion #1 – Enforcement Orders – 0R Waterview Drive unauthorized work in the Riverfront, review and vote on restoration plan.

Russ Waldron was present to discuss the enforcement and present the proposed restoration plan to the Commission. Mr. Waldron stated they do not have a plan for restoration and is waiting on Colonial Engineering to complete the plan – he stated it is tough to get plans from surveyors right now. He stated that for the most part, the entire area that was mulch is now growing back. Mr. Waldron stated he can propose plantings for the restoration plan, but it would be difficult unless the owners are allowed to maintain that area, ex: mowing. Mr. Travalini noted, unless the invasives are continually mowed, which is not allowed in the riverfront, the invasives are going to grow and spread quickly. Mr. Travalini stated allowing the applicants to mow up to the river does not seem like a viable solution. Mr. Narducci suggested having a mini excavator come in, to pick and choose what is going to be torn up, to prevent more damage than is needed, and try to control some of the invasive species. Ms. Graziano stated this was an unauthorized alteration of the riverfront, and the conservation of mowing is unacceptable under the Wetlands Protection Act. She stated that this needs to be corrected, and it has nothing to do with the invasives. Ms. Graziano stated there will be no further work done without the owner's applying to the Board. Mr. Waldron stated it has been difficult to get a survey, Ms. Graziano stated Mr. Waldron could stake it himself, Ms. Graziano would check it, and they would create a restoration plan. Ms. Graziano stated she is going to draft an amended enforcement order with what was discussed.

Discussion #2 – 2 Little Tree Road (DEP #216-0999) – request to extend deadline for restoration under Order of Conditions.

Matt Araya was present for the discussion. Ms. Graziano stated this started as an enforcement order, there was fill within the buffer zone, and she has been working with the homeowners to restore – she stated there are specific deadlines due to the enforcement, which was set at July 1, 2022. Mr. Araya stated the restoration work hasn't begun because they require soil testing, but the contractor is booked four weeks out – once that is all set, the restoration work will begin. Ms. Graziano suggested the Commission set deadlines for clearing the fill, even though they are not yet able to plant, to move things along. The Commission decided to hold further discussion until the August 11, 2022, meeting.

Discussion #3 – Review of proposed Tree Preservation Bylaw update.

Mr. Travalini stated the Commission received information for the Tree Preservation bylaw, and they need to go to a Select Board meeting, and a Finance Committee meeting. The Board decided to continue the conversation to the next meeting.

Public Hearings:

Public Hearing #1 – 5 Royal Heights Drive (DEP #216-10xx) Notice of Intent – Proposal to construct an addition to the existing single-family dwelling, new patio, deck and relocate the existing shed.

- WPA Form 3 – with attachments from Goddard Consulting, dated June 30, 2022
- Plans titled, "Proposed Construction Plan 5 Royal Heights Drive, Medway, MA" by Applewood Survey Co., dated May 31, 2022.

Andrew Thibault of Goddard Consulting was present to discuss the application, as well as the owners of the property, Patty and Mark Der Garabedian. Mr. Thibault explained that at the property Goddard Consulting flagged the bank of intermittent stream with a small strip of border vegetated wetlands, and have shown the 25', 50' and 100' buffer zones. The proposed conditions show the shed moved outside the 50' buffer zone, and the addition will be off the side of the house as to not encroach too much within the 50' buffer zone. They are looking to pull the sit sock within the 25' disturb and will be changing the erosion controls as recommended by Ms. Graziano. Ms. Graziano stated flags #8 and #10 need to be moved about 4' due to vegetation, and that there are dirt piles and old bushes at flag #4, 6, and 10, which need to be reviewed, and the Commission is only approving wetland flags #8-14. Ms. Graziano stated she

wanted the erosion controls to be moved to the 25' and off the neighbor's property. She stated stockpiling locations and erosion controls need to be noted on the plan, as well as restoration in the 0'-25'. She noted there is a playground area on the site, wants a note that it is removed from the property and not relocated within jurisdictional areas. Ms. Graziano stated roof runoff and filtration details should be added as well. Ms. Gill asked if the area is currently existing lawn, Mr. Thibault stated that it is. Ms. Gill asked if the wetland flags will be moved closer to the structure, Ms. Graziano stated they are just moving about 4' so it should not impact the lines too much. Ms. Gill suggested trimming the deck 4' to accommodate for the wetland flags moving. Mr. Travalini asked when the house was originally constructed, Mr. Der Garabedian stated it was built in 1993.

Motion to continue the public hearing for 5 Royal Heights Drive Notice of Intent to July 27, 2022, at 7:45 p.m. made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

Public Hearing #2- (cont. 6/9/22, 6/23/22) West Street, Beech Street Sidewalks (DEP #216-1018)

Notice of Intent – proposal to redesign and construct the existing roadway, to straighten and now include sidewalks

- WPA Form 3
- Plans titled "Sidewalk and Roadway Improvement Plans West Street Medway, MA" by Guerriere and Halnon, dated April 1, 2022.

Motion to continue the public hearing for West Street, etc., to July 27, 2022, at 7:45 p.m., made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

Public Hearing #3 – (con't 5/11/22, 6/9/22) 86 Holliston Street (DEP #216-1015) Notice of Intent –

proposal to construct a medical building with stormwater management

- WPA form 3
- Plans titled "Site Plan 86 Holliston Street Medway, MA" by Guerriere and Halnon, dated April 14, 2022, revised June 29, 2022
- Stormwater Report titled "Stormwater Report for Medway Medical Building" by Guerriere and Halnon, dated April 14, 2022, revised June 29, 2022

Mike Hassett and Amanda Cavaliere from Guerriere and Halnon, and the applicant Kevin Lobisser, were present to discuss the application. Mr. Hassett stated that since the comments from the Commission at the previous meeting, the site was moved 15' North and the total number of parking spaces was reduced from 102 to 88, with most spaces being removed in the Southwest corner, adjacent to the resource areas/buffers. They added a rain garden to the plan and increased the landscaping. After positive feedback from the Commission, they finalized the design and stormwater report, which were submitted to Ms. Graziano – they noted that comments and concerns were included. Mr. Hassett noted they looked at the existing drainage systems at Walgreens, as requested by Ms. Graziano and Steve Bouley from Tetra Tech – Mr. Hassett and Mr. Lobisser went to the site and opened the catch basins and looked at the existing water quality unit which functions similarly to a septic tank, and it was largely empty – they found the system to

be functioning well, there is no evidence of any failure. He stated they reached out to Walgreens for data, but they were not able to provide anything, though they did say there have not been any backups when it comes to the drainage system. Mr. Hassett went through the changes made to the stormwater system as requested by the Commission and Ms. Graziano.

Ms. Graziano stated Tetra Tech is currently reviewing these plans and asked for clarification that they checked the inspection ports, Mr. Hassett stated there did not seem to be any on the Walgreens property. Ms. Graziano stated the Planning Board's requirements need to be reviewed to see if there is an O&M plan on the property.

Ms. Gill stated that she would like to see the natural section all the way in the buffer zone, with either wildflower seed mix or other natural plantings. Mr. Hassett stated the plantings currently proposed are on the town planting list, but they would like to maintain the area as it currently is.

Ms. Graziano asked about the detail for the erosion controls, Mr. Hassett stated the details are on the erosion control sheet. Ms. Graziano stated she would be looking to move the erosion control line to the extent of the grading.

Mr. Narducci asked about the as-builts for Walgreens. Ms. Cavaliere stated that they talked to Susy Affleck-Childs, Planning Coordinator, and looked for as-built plans for Walgreens, but it was back when the Select Board approved site plans and spoke with the design engineer that was involved with the project, as well as DPW, but they have not gotten any plans.

Motion to continue the public hearing for 86 Holliston Street to July 27, 2022, at 7:45 p.m., made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

Public Hearing #4 – (con't 5/11/22, 6/9/22) 2 Marc Road (DEP #216-1017) Notice of Intent – proposal to expand the existing building and parking and construct stormwater management system

- WPA Form 3
- Plans titled "2 Marc Road Site Plan of Land in Medway, MA" by Legacy Engineering, dated February 28, 2022, revised June 22, 2022
- Stormwater Report titled "Stormwater Report for 2 Marc Road" by Legacy Engineering, dated February 28, 2022.

Motion to continue the public hearing for 2 Marc Road to August 11, 2022, at 7:45 p.m., made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

Approval of Minutes

May 11, 2022: Motion to approve the minutes from the May 11, 2022, meeting, as presented, made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

June 9, 2022: Motion to approve the minutes from the June 9, 2022, meeting, as presented, made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

June 23, 2022: Motion to approve the minutes from the June 23, 2022, meeting, as presented, made by David Travalini, seconded by David Blackwell, passed by a roll call vote: 5-0-0.

Blackwell: Aye

Gill: Aye

McKay: Aye

Narducci: Aye

Travalini: Aye

Adjourn

Motion to adjourn the meeting at 9:17 p.m., made by Mike Narducci, seconded by Dayna Gill, passed by a roll call vote: 5-0-0.

Respectfully submitted by,

Anna Rice

Administrative Assistant

Community and Economic Development

Documents Presented at the September 8, 2022 meeting

- Plans titled, "Proposed Construction Plan 5 Royal Heights Drive, Medway, MA" by Applewood Survey Co., dated May 31, 2022.
- Plans titled "Sidewalk and Roadway Improvement Plans West Street Medway, MA" by Guerriere and Halnon, dated April 1, 2022.
- Plans titled "Site Plan 86 Holliston Street Medway, MA" by Guerriere and Halnon, dated April 14, 2022, revised June 29, 2022
- Plans titled "2 Marc Road Site Plan of Land in Medway, MA" by Legacy Engineering, dated February 28, 2022, revised June 22, 2022
- Stormwater Report titled "Stormwater Report for 2 Marc Road" by Legacy Engineering, dated February 28, 2022.