

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, September 8, 2022 – Virtual Meeting
Times are estimates only. Items may be taken out of order
7:30 p.m.
Call to order at 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.***

Ms. Gill called the meeting to order at 7:30 pm.

Commissioners Present: David Travalini (left at 8:13 p.m.), Dayna Gill, David Blackwell, Ken McKay, Mike Narducci

Commissioners Absent: Tara Kripowicz, Sean Green

Also present: Bridget Graziano, Conservation Agent

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

Discussions

Discussion #1 – Review locations for wetland platform at Adams Street Meadow.

Bridget Graziano, Conservation Agent, presented the plan for the wetland platform for the proposed ADA accessible trail that will go in this area, funded by the Massachusetts Recreational Trail Grant. The Town hired Beales and Thomas as the consulting engineer, and they are developing the plot plan, locating where the trail will be, and making sure it is ADA compliant. The Conservation Commission must dictate to the consulting engineer where the wetland platform should be. Ms. Graziano said the wetland platform will probably be north of the trail, where there is a view of the wetland resources. The Board shared their availability for a site visit, and will be visiting on 9/13 at 4:00 p.m.

Discussion #2 - Review of proposed Tree Preservation Bylaw update.

Dayna Gill stated Monday (9/12) is the deadline for the Fall Town Meeting Warrant. Bridget Graziano stated the bylaw should go on the warrant for this Town Meeting, because there is a lot of interest in Town, and it needs to be discussed. Ms. Graziano stated the bylaw is not fully ready to be voted on yet,

and the Fall Town Meeting has a lot going on the warrant. Ms. Gill stated she and Sean Green will be reviewing the bylaw to better prepare it for the warrant.

Public Hearings:

Public Hearing #1– (con’t 7/14/22, 7/27/22, 8/11/22, 8/28/22) 5 Royal Heights Drive (DEP #216-1019)

Notice of Intent – Proposal to construct an addition to the existing single-family dwelling, new patio, deck and relocate the existing shed.

Andrew Thibault of Goddard Consulting was present to discuss the application, along with Mark and Patty Der Garabedian, the homeowners. Ms. Gill noted that changes to the plan were received earlier that day, so the Commission had not had time to look over the documents. Mr. Thibault explained the updated site plan based on the comments issued at the hearing on 7/14/2022. He explained there were two new wetland flags placed based on Ms. Graziano’s comments and updated the buffer zone accordingly. Stockpile areas were added to the plans, as far from the wetlands as possible and surrounded by a siltation fence to keep everything in place. At the previous meeting, stormwater management was discussed, so the engineer added infiltrators to the plan, located as far from the 25’ no disturb buffer zone as possible, though there is a slight encroachment for which they are requesting a waiver. Mr. Thibault added that they are proposing mitigation plantings at the back of the lot, and the 25’ buffer zone will be revegetated. Ms. Gill noted there is 3’ between the proposed deck and the 25’ no disturb line and asked how this area will be mowed. Mr. Thibault stated in this area the planting plan could be revised to allow for easier access but still revegetate almost the entirety of the buffer zone. Ms. Graziano stated it looks like the erosion controls are still on the neighbor’s properties, Mr. Thibault stated they need to be brought back on to the site. Ms. Graziano clarified that there will be no trees taken down, Mr. Thibault confirmed. Mr. Travalini suggested a site walk so the Commission can view the area before making recommendations for bounds, etc. Ms. Graziano asked if the revisions could be made before the next meeting, Mr. Thibault said they can. The Commission agreed that they would like to see a drafted order of conditions for the next meeting. Mr. Travalini recommended they decide on the granite bounds this evening, Ms. Gill stated there should be bounds to distinguish between lawn and wetlands. Ms. Graziano recommended placing bounds at wetland flags #9, 7, and 12, because there is a rock wall marking the other wetland lines. Ms. Graziano stated she can condition the bounds to be discussed at the next meeting.

Note: David Travalini left the meeting at 8:13 p.m.

Motion to continue the public hearing for 5 Royal Heights NOI to September 22, 2022, at 7:45 p.m. made by Dayna Gill, seconded by David Blackwell, passed by a roll call vote: 4-0-0.

Blackwell: Aye

Narducci: Aye

McKay: Aye

Gill: Aye

Public Hearing #2- (con’t 5/11/22, 6/9/22, 7/27/22, 8/11/22) 2 Marc Road (DEP #216-1017) Notice of Intent proposal to expand the existing building and parking and construct stormwater management system

The applicant requested the public hearing be continued.

Motion to continue the public hearing for 2 Marc Road NOI to October 13, 2022, at 7:45 p.m. made by Dayna Gill, seconded by David Blackwell, passed by a roll call vote: 4-0-0.

Blackwell: Aye

Narducci: Aye

McKay: Aye

Gill: Aye

Approval of Minutes

3/10/2022 – Dayna Gill made a few edits regarding names.

Motion to approve the meeting minutes for 3/10/2022 as amended, seconded by David Blackwell, passed by a roll call vote: 5-0.

Blackwell: Aye

Narducci: Aye

McKay: Aye

Travalini: Aye

Gill: Aye

3/24/2022 – David Blackwell noted there were items in this document that were left on from the previous meeting. Dayna Gill flagged those changes in a document. Dayna Gill also added the Lindseys' last name in Public Hearing #1, and clarified that Gerry Lindsey is the property owner. Ms. Gill also added Mounir's first name to the beginning of each public hearing for Timber Crest and clarified what was said during the public hearings #8.

Motion to approve the meeting minutes for 3/24/2022 as amended, seconded by David Blackwell, passed by a roll call vote: 5-0

Blackwell: Aye

Narducci: Aye

McKay: Aye

Travalini: Aye

Gill: Aye

Agent report:

- Currently do not have a minute's clerk
- The Conservation Technician that recently started has resigned as he was offered a new full-time position.

David Travalini left the meeting at 8:13pm

Adjourn

Motion to adjourn the meeting at 8:23 p.m. made by David Blackwell, seconded by Mike Narducci, passed by 4-0-0.

Blackwell: Aye

Narducci: Aye

McKay: Aye

Gill: Aye

Respectfully submitted by,

Anna Rice

Administrative Assistant

Community and Economic Development

Documents Presented at the September 8, 2022 meeting

All documents shall be kept in the Conservation Commission Office files

Discussion #1 – Review locations for wetland platform at Adams Street Meadow

- ArcGIS Map of Adams Street Meadow

Discussion #2 - Review of proposed Tree Preservation Bylaw update

- No Documents presented

7:45PM Public Hearings

Public Hearing #1– (con’t 7/14/22, 7/27/22, 8/11/22, 8/28/22) 5 Royal Heights Drive (DEP #216-1019)

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

Public Hearing #2- (con’t 5/11/22, 6/9/22, 7/27/22, 8/11/22) 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