



MEDWAY CONSERVATION COMMISSION MEETING

Sanford Hall, Town Hall

155 Village Street, Medway, MA 02053

7:30 P.M.

Minutes

April 28th, 2016

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on April 28th, 2016 at Sanford Hall. In attendance were members Dave Travalini, Scott Salvucci, Brian Snow, David Blackwell, Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- The meeting was called to order at 7:39 P.M.
- Conservation Commission Chairman, Mr. Travalini asked the members of the board if there are any additional items to be added to the agenda.
 - ❖ Agent requested to move Millstone Retirement Community Development roof run-off plans review and discuss to Discussion #4.

Approval of Meeting Minutes- 12/10/2015, 03/31/2016, 04/14/2016 -

- *A motion was made by Mr. Travalini to approve meeting minutes from December 10, 2015. The motion was seconded by Mr. Salvucci. All were in favor.*
- *A motion was made by Mr. Travalini to approve meeting minutes from March 31, 2016. The motion was seconded by Mr. Snow. All were in favor.*
- *A motion was made by Mr. Travalini to approve meeting minutes from April 14, 2016. The motion was seconded by Mr. Salvucci. All were in favor.*

Request for Determinations of Applicability-

- **388 Village Street (RDA-16-12)- proposal to construct an addition to the existing deck within 0-100' buffer zone of a wetland resource-** Proposal is to expand the current deck (10.5 X 13 ft.) with a 7 foot extension. Post construction the dimensions will be 10.5 X 20 ft. Construction waste will be removed by contractor post construction. Agent stated that any construction equipment must be kept outside the 100' buffer zone. Due to the topography, erosion controls are not required at this time. All disturbed areas must be seeded. Concrete
 - A motion was made by Mr. Travalini to issue a positive 5 and negative , request for determination of applicability for 388 Village Street (RDA-16-12) with the conditions that*
 - ❖ *Construction equipment shall be kept outside 100' buffer zone*
 - ❖ *All disturbed areas are seeded*

❖ *No cement shall be mixed on site, seconded by Mr. Snow. All were in favor.*

Public Hearings-

Continued (3/31/16-no quorum and 4/14/16) - Public Hearing #1- 3 Independence Lane Notice of Intent (DEP# 216-0864) - proposal to construct a single family dwelling with associated utilities, driveway and landscaping-

Mr. James Lane, the house owner discussed this item with the Commissioners. Mr. Don Driscoll from Driscoll Engineering also attended the meeting. At earlier meetings there was some deliberation among Commissioners about drainage calculations as result of the proposed development. Mr. Lane presented a counter proposal to the one that was already presented to the Commission. TO the lawn that was installed within the 25' buffer zone, it was suggested to move the erosion control within the lawn and re-vegetate it with some plantings (non-invasive species). Lawn elevation is at 270 and the wetland elevation is at 266. In the interest of preventing the future owner from filling the wetland area, he suggested moving the wetland marker from the proposed location to the edge of the lawn. Green area on the plan is 400Sq. ft. and the yellow area which is at wetland elevation level is 500Sq. ft. He proposed wetland replication in the yellow area of the plan. Members did not agree with the counter proposal.

A motion was made by Mr. Travalini to close the hearing on 3 Independence Lane (DEP# 216-0864), seconded by Mr. Snow. All were in favor.

Continued (4/14/2016) Public Hearing #2- 13 and 15A Fisher Street for a Notice of Intent (DEP# 216-0862)- proposal to construct a single family dwelling with septic system and associated utilities, landscaping, and driveway-

Mr. Norman Hill from Land Planning, Inc., attended the meeting with the applicant, Mr. Louis Cheschi. The proposed work will be done on lot 3 in the "Haven Subdivision Plan". This lot is almost an acre in size with more than half of it being upland. Per the current plans, roof run-off will be drained up to the 25' no touch zone which might result in erosion control issues. Agent stated that the proposed foundation drains need to be removed. Agent also stated that application must be filed with CONCOM for any grading related matters since that is under CONCOM's jurisdiction. Board of Health approvals will be put on hold until the lots are cleared for grading issues. Revised plans will be submitted to the Commission at the next meeting.

A motion was made by Mr. Travalini to continue 13 and 15A Fisher Street (DEP # 216-0862) to May 26, 2016 meeting at 7:45 PM, seconded by Mr. Snow. All were in favor.

Discussions-

Discussion#1- Public Hearing closed 4/14/16 review and vote on 39 Alder Street for a Notice of Intent (DEP# 216-0864)- proposal to remove fill from the 100' buffer zone as requested under an enforcement order-

A motion was made by Mr. Travalini to close the hearing on 39 Alder Street:

- *The Commission hereby finds that the work proposed for the removal of fill materials was presented at a public hearing where the applicant has presented evidence sufficient to demonstrate that the proposed*

activity shall have no impact on this wetlands resource and meets the provisions under 310 CMR 10.02 (2)(b) & (3), 310 CMR 1.05 (4 and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.04 and 5)

- *It was noted that all conditions of this Order must be met in order to meet the above mentioned provisions. The Commission additionally finds that the work must be conditioned to protect all interests of the MA Wetlands Protection Act and the Medway General Wetlands Protection Bylaw.*
- *Additionally, the Medway Conservation Commission finds that the following conditions are necessary in order to protect the wetland resource for the duration of this proposed project. The Commission orders that all work shall be performed in accordance with said conditions and with the Notice of Intent referenced in the Special Conditions, section of this Order. To the extent that the following conditions modify or differ from the plans, specifications or other proposals submitted with the Notice of Intent, the conditions shall control, seconded by Mr. Salvucci. All were in favor.*

Discussion #2- 75 Lovering Street review of proposed work in the buffer zone with the property owner Trevor Johnson-

Home owners, Trevor Johnson and Erica Blanchard attended the meeting. They bought the house in June 2015. Driveway abuts Conservation land and most of it is with multi flora. Proposed plan is to remove the multi flora and plant some useful trees. Approximately 20 ft. has been cleaned. They asked how the rest of the area cleaned. The other questions were about the type of plants to be planted and mulch to be used. Filter fabric with a hole should be used to curb the growth of multi flora and stop the migration of mulch chips. . Spring seed with meadow mix was recommended. Members asked for a landscaping plan.

Discussion #3- Review of letter generated by the Agent for the ZBA discussing the Commission position on the proposed Comprehensive Permit for a 188 unit, 40B development and vote to accept-

All the members reviewed the letter and expressed satisfaction. Agent described the contents of the letter. Members recommended some changes in the language in the storm water management section (Pg. 9) and as it relates to the new permit.

A motion was made by Mr. Travalini that Section 21.1, 21.2 (a) (b), 21.4(a), 21.5 not be waived by zoning board, seconded by Mr. Snow. All were in favor.

Discussion #4- Millstone Retirement Community Development roof run-off plans review and discuss-

Mr. Rob Truax attended the meeting. Final site visit was made by Ms. Graziano on April 19, 2016. She reported that the roof drains in the back of the units are coming into 25' no-touch zone and the site is unstable. Erosion control issues associated with the roof run-off was discussed. Members stated that the initial plans showed the run-off discharging into a drainage structure. Discussion also included re-visiting the storm water calculations. Agent talked about trash in the construction area close to the 25' no-touch area. Commission asked that the trash should be cleaned.

Agent Report-

- **Office work-** Ms. Graziano walked the members through few things that should be addressed during her absence.
- **Review interim Agent schedule and office work during Agent's absence-** Michelle Granier is the interim. Ms. Graziano gave an introduction of the interim agent (approved to work for 15 hours/week, additional 4 hours could be requested on a need basis) to the Commission.

Chair Report

- **Amphitheater proposed maintenance- Mr.** Travalini updated the Commission about his site visit with Ms. Tina Wright. He stated that the Town Counsel will be consulted to confirm the validity of few more tasks that were brought up at the site visit.

A motion was made by Mr. Travalini to adjourn the meeting at 10:10 PM, seconded by Mr. Snow. All were in favor.

Respectfully submitted,

Sreelatha Allam
Minutes Clerk

Documents Presented at the April 28, 2016 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Determination of Applicability-

- **388 Village Street (RDA-16-12)- proposal to construct an addition to the existing deck within 0-100' buffer zone of a wetland resource-**
 1. Summary of the proposed work at 388 Village Street (RDA-16-12)
 2. WPA Form 1- Request for Determination of Applicability for 388 Village Street
 3. WPA Form 2 – Determination of Applicability for 388 Village Street
 4. Cost estimate and sketches for 388 Village Street from F.G. Constantino & Son Inc. dated 4-2-2016
 5. Agent Application Summary for 388 Village Street dated 04-14-2016

Public Hearings

- **Continued (3/31/16-no quorum and 4/14/16) - Public Hearing #1- 3 Independence Lane Notice of Intent (DEP# 216-0864) - proposal to construct a single family dwelling with associated utilities, driveway and landscaping-**
 1. Agent's Application Summary for 3 Independence Lane
 2. Notice of Intent plan for Lot 16 Independence Lane, prepared by Land Surveying Co. dated March 10, 2016, revised March 23, 2016.
 3. Roof Drain Drywell Sketch for Lot 16- Independence Lane, prepared by McClure Engineering, Inc.
- **Continued (4/14/2016) Public Hearing #2- 13 and 15A Fisher Street for a Notice of Intent (DEP# 216-0862)- proposal to construct a single family dwelling with septic system and associated utilities, landscaping, and driveway-**
 1. Agent's Application Summary for 13 and 15A Fisher Street dated 03-22-2016
 2. Layout plan for the Haven Definitive Subdivision Plan, prepared by Colonial Engineering, LLP
 3. Grading sheet for the Haven Definitive Subdivision plan, prepared by Merrikin Engineering, LLP
 4. Notice of Intent filing for Lot 3 Sorrento Lane, Medway, MA
 5. Subsurface Sewage Disposal System for Lot 3 Sorrento Lane, Medway, MA, prepared by Land Planning, Inc. dated 3-8-2016

Discussions-

- **Discussion#1- Public Hearing closed 4/14/16 review and vote on 39 Alder Street for a Notice of Intent (DEP# 216-0864)- proposal to remove fill from the 100' buffer zone as requested under an enforcement order-**

1. Medway Conservation Commission, Order of Conditions- Part II for 39 Alder Street (DEP# 216-863) dated April 29, 2016

- **Discussion #2- 75 Lovering Street review of proposed work in the buffer zone with the property owner Trevor Johnson-**
- **Discussion #3- Review of letter generated by the Agent for the ZBA discussing the Commission position on the proposed Comprehensive Permit for a 188 unit, 40B development and vote to accept-**
 1. Comprehensive Permit Application for Timber Crest Estates dated April 29, 2016