

Commission Members  
David Travalini, Chair  
Dayna Gill, Vice Chair  
Ken McKay  
David Blackwell  
Michael Narducci  
Sean Green  
James Dacier



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Telephone (508) 533-3292  
bgraziano@townofmedway.org

# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

### CONSERVATION COMMISSION

**Agenda –**  
**February 29, 2024 – Virtual Meeting**  
**Times are estimates only. Items may be taken out of order.**  
**7:30 p.m.**  
Call to order

***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. 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.***

#### **7:30 PM Review Agenda**

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

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

- **1 and 3 Bedelia Lane – (DEP #216-0885) proposed two family dwelling with stormwater, utilities, driveway and landscaping**
  - 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
- **39 Main Street (DEP #216-0939) - proposal to construct a apartment building, stormwater management system, parking lot, landscaping**
  - WPA Form 8 A
  - Plans titled, "As Built by Allen & Major Associates, Inc, dated June 8, 2023
  - Letter titled, "A&M #1843-04 39 Main Street" by

#### **Request for Determination of Applicability**

- **18 Diane Drive (RDA-24-02) – proposal to construct an addition and patio on the existing single-family home**
  - WPA Form 1
  - Plans titled, "18 Diane Drive Site Plan of Land, Medway, MA" by Legacy Engineering, dated February 1, 2024
- **10 Cottonwood Lane (RDA-24-03) – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system**
  - WPA Form 1

- Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0042 #10 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024
- **12 Cottonwood Lane (RDA-24-04)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system
  - WPA Form 1
  - Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0041 #12 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024
- **14 Cottonwood Lane (RDA-24-05)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system
  - WPA Form 1
  - Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0040 #14 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024
- **16 Cottonwood Lane (RDA-24-06)** – proposal to construct a single-family home, driveway, utilities, landscaping, and stormwater management system
  - WPA Form 1
  - Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0039 #16 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

## **Discussions**

**Discussion #1** – Review and Discuss next meeting add all outstanding Enforcement Order recipients to the agenda

**Discussion #2-** 14 Puddingstone Lane – Land Disturbance Violation

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

**Public Hearing #1 – 1 Nirvana Way (DEP #216-10XX) Notice of Intent and Land Disturbance Permit** for a proposal to construct a single-family dwelling with associated septic system, stormwater management, driveway, landscaping

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

**Public Hearing #2 – 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**

- 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.

**Public Hearing #3 – 305 Village Street (DEP #216-1XXX) Notice of Intent** proposal to remove the existing storage container and fill, add vehicle parking areas within the Riverfront, BLSF and 100' wetlands buffer zone

- WPA Form 3
- Plans titled, “Plan to Accompany Notice of Intent 305 Village Street Medway, MA”, by O’Driscoll Land Surveying, dated February 13, 2024

**Public Hearing #4 – 56 Summer Street (DEP #216-1033) Notice of Intent** proposal to construct a xx-unit development with roadway, stormwater management system

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

**Public Hearing #5 – 39 Alder Street (DEP #216-1036) Notice of Intent and Land Disturbance Permit** – Proposal to construct a metal commercial building with associated paved parking area, paved outdoor equipment storage, fueling station, and utilities.

- WPA Form 3 submitted on May 2, 2023
- Plans titled, “ETS Properties LLC 39 Alder Street Medway, MA” Sheets EX-1, C1-4.1 by CMG and O’Driscoll Land Surveying, Inc., dated April 12, 2023
- Stormwater Report by CMG, dated April 12, 2023
- Land Disturbance Permit Application dated April 24, 2023

**Public Hearing #6 – 2 Cottonwood Lane Notice of Intent (DEP #216-10XX)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

- WPA Form 3 Notice of Intent titled, “Notice of Intent 2 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0046 #2 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

**Public Hearing #7 – 4 Cottonwood Lane Notice of Intent (DEP #216-10XX)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

- WPA Form 3 Notice of Intent titled, “Notice of Intent 4 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0045 #4 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

**Public Hearing #8 – 6 Cottonwood Lane Notice of Intent (DEP #216-10XX)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

- WPA Form 3 Notice of Intent titled, “Notice of Intent 6 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024

- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0044 #6 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

**Public Hearing #9 – 8 Cottonwood Lane Notice of Intent (DEP #216-10XX)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

- WPA Form 3 Notice of Intent titled, “Notice of Intent 8 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0043 #8 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

**Public Hearing #10 – 11 Cottonwood Lane Notice of Intent (DEP #216-10XX)** proposal to construct a single-family home with driveway, utilities, landscaping and stormwater management system

- WPA Form 3 Notice of Intent titled, “Notice of Intent 11 Cottonwood Lane Medway, MA” by Goddard Consulting, dated February 8, 2024
- Plans titled, Plans titled, “Conservation Permitting Site Plan Parcel ID 14-005-0038 #11 Cottonwood Lane in Timber Crest Estates in Medway, MA” by Outback Engineering, dated January 22, 2024

## **Meeting Minutes**

Approval of Minutes 10/13/22, 1/25/24, 2/8/24

## **Agent Report**

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

## **Chair Report**

## **ZOOM ACCESS**

Medway Cable Access is inviting you to a scheduled Zoom meeting.

Topic: Conservation Commission Meeting

Time: Feb 29, 2024 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89283092168?pwd=TjFZYVFtQWF3ZWVsYXRleUJPSDYxUT09>

Meeting ID: 892 8309 2168

Passcode: 319423

---

One tap mobile

+16469313860,,89283092168# US

+19292056099,,89283092168# US (New York)

---

Dial by your location

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US

Meeting ID: 892 8309 2168

**Next Scheduled Public Meeting:** March 14, 2024, at 7:30PM\*