



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**January 8th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on January 8th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:40P.M.

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

#### **3 Cardinal Circle (DEP# 216-491) – construction of a single family home –**

The CONCOM Agent, Ms. Graziano stated that she is in the process of setting up a site visit with the previous property owner (and current owner's permission). She received a phone call from the owner's attorney expects to schedule the visit. Boundary markers were not present and the property owner claims to have them in place. This item was moved to the next CONCOM meeting.

#### **10 Overlook Drive (DEP #216-831 ) construction of single family home, garage, associated utilities including sewer, grading and landscaping**

**William Hasling the applicant's representative was present to discuss the request.** The CONCOM Agent, Ms. Graziano reported to the Commission her findings from the site visit. The house was built as approved by the Commission. The sewer connection across the wetlands has been completed and restored showing no signs of alteration or disturbance. The before and after pictures clearly depict this.. After two major rain storms, the site seems to be stable but there moderate are signs of vegetation. The Agent stated that it is up to CONCOM to decide whether to issue a Certificate of Compliance or not.

**Motion made by Mr. Travalini to issue a certificate of compliance for DEP# 216-831, 10 Overlook Drive, seconded by Mr. Biocchi. Unanimous.**

### **Public Hearings**

**Continued Notice of Intent – 257 Village Street (DEP# 216-832) - Proposal to install an e-pump unit, force main, and sewer manhole structure**

The CONCOM Agent, Ms. Graziano reported to the Commission about her conversation with the Engineer Mr. John Spink. Mr. Spink seems to be uncertain about the location of wetland flags that have been rehung on the property. The Agent reported that she had advised the future buyers of the adjacent property to request a Certificate of Compliance for the original proposal to separate this parcel from a possible future development. And that the two parcels will then be split into two separate parcels the Approval Not Required process (ANR) with planning board will be done and 257 Village Street will be treated as a separate lot for the construction of a single family home.

**Motion made by Mr. Travalini to continue (DEP# 216-832), 257 Village Street to February 26, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.**

**Discussions**

**135 Holliston Street - Violation**

The CONCOM Agent, Ms. Graziano presented to the Commission some pictures taken of the wetlands in the property during her and Mr. Biocchi's site visit with one of the property owners. There was discussion about an old Enforcement Order that was issued in 2010 by a previous CONCOM Agent. The Agent stated to the Commission the background for this item. A certified letter was mailed to the address and another letter hand delivered at 135 Holliston Street. The Agent and CONCOM member Mr. Biocchi made a site visit and reported that there are multiple tires in the wetlands, equipment, and various trash debris. One of the piles of the debris is believed to be from an incident with Mr. Mike Narducci where an old shed on 135 Holliston Street property was pulled down by him as it was on the a property owned by Mr. Narducci. The Agent also reported approximately a few thousand 1000 of square feet of deposited fill. There is a 2010 Enforcement Order which identifies 2700 Sq. feet of filling. The filling could have been recent since there is no growth of vegetation. There was discussion about the timeline of the filling in the property and the individuals such as Mr. Rifkin (previous owner of 135 Holliston Street) responsible for the action. CONCOM member, Mr. Biocchi stated that the current owner Mr. Scott Brady cut the trees in the property and threw them in the wetlands and most of the filling in the wetlands might have occurred during Mr. Rifkin's ownership. Mr. Biocchi also said the wetlands have adjusted over the years to compensate some of the fill. The reason for not seeing any vegetation on the filling might be due to the reason that Mr. Brady ran his equipment on that piece of the property. Mr. Travalini enquired about the type of equipment used by Mr. Brady. He thought that Mr. Brady's children have the capability to haul the debris and the filling to some extent with the equipment. It was agreed by the Commission that Mr. Biocchi would speak with Mr. Mike Narducci and request him to clean the debris that he is responsible for with regards to the shed removal. The Agent will schedule a site visit with Shane Brady the owner's son and request he attend the next meeting

after the site visit. It was discussed that after the two above tasks are completed that two Enforcements Orders may be issued, one for 135 Holliston Street, and the other for 2 Fern path property. An Enforcement Order will be issued after a site visit is made by the members of CONCOM.

**Review of Ecological Study completed by Conway School of Landscape Design and discussion of goals and objectives for land management**

CONCOM Agent, Ms. Graziano met with the open space committee and discussed various opportunities for Medway conservation lands and the management of. She explained the need for a Conservation Lands to have specific well documented Management Plans. Ms. Graziano worked with Conway School of Landscape Design on this. The students at the School of Landscape design do an ecological study of particular area based on the requirements from CONCOM. These requirements could include redoing the trails, parking lot designs, protecting endangered species, vernal pools, native meadow habitat etc. The School accepts applications from private individuals, cities, towns, or municipalities. Scope of work on a concept or project should be submitted to the School and they reserve the right to accept or reject an application. Two Graduate students will work on the project and the cost involved is \$6,500. As part of the process, two stakeholder meetings (with presentations included) will be held with public involvement in the management of conservation land. The Agent suggested that the Conservation Board of Selectman and CPC committee should come together to do the project. Ms. Wright suggested the Briggs Management area from Adams Street to Choate Park. This project could be funded from the Community Preservation Committees funding with their approval or partially from the Conservation Trust Fund. Decision was made that Ms. Graziano will move forward with the application process. Arrangements will be made to have the Conway School of Design, Associate Director Mr. David Nordstrom to visit CONCOM and explain the process. Ms. Graziano will work with Ms. Tina Wright to put together a scope of work that should be approved by CPC and CONCOM. CONCOM member, Mr. McKay suggested considering Lewis Property while drafting the scope. Mr. McKay said the land belongs to CONCOM and is approximately 17 acres in size.

**Agent Report-**

**Need for new Commission member-** No update was provided by the Agent.

**Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. Biocchi @ 9:32 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the January 8, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **10 Overlook Drive -**

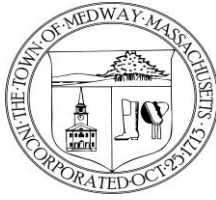
- WPA Form 8A – Request for Certificate of Compliance
- WPA Form 5 – Order of Conditions
- Application Summary for 10 Overlook Drive
- Copy of letter from Sava Realty Trust requesting the Certificate of Compliance
- Copy of plot plan

#### **135 Holliston Street Violation -**

- Copy of the letter written on behalf of CONCOM
- WPA Form 9 – Enforcement Order

### **Review of Ecological Study completed by Conway School of Landscape Design and discussion of goals and objectives for land management**

- Conway School of Design – CONWAY/BARBER Preliminary Scope of work (copy) for Town of Sherborn



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**January 22th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on January 22th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:39 P.M.

### **Approval of Minutes-**

Motion made by Mr. Travalini to approve the CONCOM meeting minutes for 12-12-2014, seconded by Mr. McKay. Unanimous.

Motion made by Mr. Travalini to approve the CONCOM meeting minutes for 01-08-2015, seconded by Mr. McKay. Unanimous.

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

**2 Homestead Drive – Removal of 3 trees within the buffer zone** – Mr. Frank Schuldt, the property owner/applicant was present at the meeting. Mr. Schuldt moved into the Town of Medway in January 2002. Mr. Schuldt requested to seek the Commission's approval to remove three maple trees in the wetland buffer zone. The Agent conducted a site visit. She reported that the trees are located on the edge of the lawn before entering into the forested wetland area. The proposed work is outside the 25foot no-alteration zone, approximately 35 feet from two small wetland resource areas. The Agent reported the presence of brush piles and material and stated that they need to be removed, that Mr. Schuldt agreed to remove.

**Motion made by Mr. Travalini to issue a negative Determination of Applicability noting a positive 5, negative 3 for 2 Homestead Drive with additional conditions being that applicant has agreed to access the work zone through the existing lawn, at no time will the machinery enter the natural buffer zone or the 25 feet no-alteration zone, there will not be any overnight storage of the equipment in the 100 feet buffer zone during or after construction, trees shall not be chipped, stumps shall be left in the ground and all tree debris shall be removed from the ground as there is no allowance for tree slash in the wetlands. The Commission is not requiring mitigation plantings as there will be no loss of canopy or erosion control due to the loss of trees. Mr. McKay seconded. Unanimous.**

### **Certificate of Compliance**

**3 Cardinal Circle (DEP# 216-491) – construction of a single family home** – Ms. Karen Jennings Flynn, attorney for the former owner, Bruce Coughlin of 3 Cardinal Circle was present at the meeting. The property was sold this summer. Ms. Flynn stated that a seventeen year old Order of Conditions surfaced during the sale of the property. A commitment was made at that time that the seller's agent, Ms. Flynn will follow up with CONCOM to understand the specifics of the Order and to determine whether the Order of Conditions is applicable to the 3 Cardinal Circle or not. She said if the Order applies to 3 Cardinal Circle then a Certificate of Compliance will be requested. Ms. Flynn stated that there are two references in the Order of Conditions that refer to 190 Holliston St., and Lot 4 Cardinal Lane. Ms. Flynn expressed that the Order of Conditions does not apply to 3 Cardinal Circle. CONCOM member, Mr. Travalini stated that there is a possibility that a mistake was made by the developer, Mr. Rob Costello at that time. The CONCOM Agent stated that after review of the files and the site it was her professional opinion that the Order of Conditions 216-0491 was for the development of the lot for 3 Cardinal Circle. She reported that she completed a site visit and found that the two required wetlands markers were missing. The Agent, Ms. Graziano stated at the meeting that the developer placed one of the bounds on the wrong side of the property, however, it is her recommendation that the one marker be moved to the correct side of the wetland and have an additional marker added Mr. Travalini suggested that the marker needs to be removed and placed in the right location. The Agent will make a site visit in spring of 2015 to ensure this was completed. **Motion made by Mr. Travalini to continue the Request for Certificate of Compliance for 3 Cardinal Circle (DEP #216-491) to March 26, 2015 meeting, seconded by Mr. Biocchi. Unanimous.**

**140 Main Street (DEP #216-835) construction of single family home**—The CONCOM Agent, Ms. Graziano completed a site visit to the property in January 2015 as a response to the request for a Certificate of Compliance. Mr. Coras was in attendance at the site visit. She stated that three markers are installed on the 25 feet line at wetland flags 2, 7, and 9 with Letter "W". There is erosion from roof run-off and the site is not stable. Ms. Graziano recommended that the site should be re-seeded in spring and native meadow mix needs to be applied. She suggested issuing a partial Certificate of Compliance for the driveway, house, and the utilities.

**Motion made by Mr. Travalini to issue a partial certificate of compliance for 140 Main Street (DEP# 216-835) on the house, driveway, the utilities and the granite markers, seconded by Mr. Biocchi. Voted Unanimously**

## **Public Hearings**

**Abbreviated Notice of Resource Area Delineation (DEP# 216-841) – Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map8 Lot 19, Map9 Lot 58, Map8 Lot 16, Map19 Lot 005, Map14 Lot5**

CONCOM member, Mr. Travalini stated to the public in attendance that tonight's public hearing is for the review of wetlands delineation. The Commission will open the hearing to comments and questions only

pertaining to wetlands after the applicant has presented, the Commission and the Agent have asked questions and completed their review. He stated that at this time there will be no discussion of future plans for this site. He explained that the applicant is appearing before the Commission to seek approval for delineation of wetland line only. Mr. Travalini stated that any questions within the purview of Planning and Zoning Boards will not be entertained. All the submitted meeting materials are public documents and will be available at the town offices of the Town Clerk and Conservation Commission. The applicant, Mr. Mounir Tayana was present at the meeting with Mr. Paul DeSimone of Colonial Engineering, the applicant's representative/engineer. Mr. DeSimone stated that the wetland lines on the west side of the property have already been approved. The applicant is before the Commission to seek approval of wetland delineation on the east side of the property. The State and Town fee were paid by the applicant for the town ANRAD. He asked for clarification on the Town fee to be paid to inspect the wetland flags. Mr. DeSimone stated that a consultant will be retained by the Town to inspect the flags and the fee for the task is estimated at \$1700. A check for \$2500 was submitted by the applicant to address any overages in the related work. Mr. DeSimone asked if the CONCOM Agent will be involved in inspecting the flags and if a separate fee needs to be paid for the Agent's time. The Agent stated that she will be inspecting the flags with the consultant, Mr. Arthur Allen. CONCOM member, Mr. Travalini asked the other members of the Commission about requesting a peer review on this project. Commission members agreed and Mr. McKay stated that the timing of the peer review is also important Because of the possible presence of vernal pools and the time of year needed to inspect these pools.

**Motion made by Mr. Travalini to invoke MGL Chapter 44 Section 53G pursuant to provisions under the Medway General Bylaw Article XXI regulations Section 2 General Provisions, line 9. The Commission requested the applicant to provide funds for peer review of (DEP# 216-841) Abbreviated Notice of Resource Area Delineation, and that the Consultant will be hired by the Town of Medway. Mr. Biocchi seconded. Voted Unanimously.**

**CONCOM member, Mr. Travalini asked the members in the room if there were any questions with regards to this agenda item. The following are the questions asked by some of the abutters:**

1. Gary Neubauer- 4 Olhson Circle- Mr. Neubauer asked, "When is it a good time to check the wetlands and does the time of year matter?" Mr. Travalini said that according to regulations, wetlands are determined by soils and vegetation. Wetlands can be determined as long as a soil auger can get into the ground. A soil auger is used in order to review soil colors at a particular depth. It can be determined whether soils are hydric during dry season. Wetlands are determined by the extended saturation of water irrespective of the seasons. Mr. Neubauer asked if any consideration will be given for natural habitats. Mr. Travalini said that a project such as this one will have to be reviewed by Natural Heritage Program under the Massachusetts Endangered Species Program (MESA) requirements if Vernal Pools are present or rare species habitat.
2. Kurt and Ellen Schaefer – 13 Fairway Lane- Mr. Schaefer report that there is a stream flowing through the property and noted his concerns for how this will affect the wetlands. Mr. Travalini

talked about intermittent and permanent streams and what the protection is for each. Intermittent streams are seasonal and usually dry up during summer. Permanent streams are given more protection than intermittent streams. If there are any streams flowing through the property they will be identified as part of this application. Ms. Ellen Schaefer asked a question about vernal pools. Mr. Travalini replied that the Town of Medway Bylaw requires a 100 feet of no-disturb and according to state laws if the vernal pool exists within the wetlands then protection is given to the wetland line. If the vernal pool is in the upland then state law provides protection to the vernal pool itself. The Town Bylaw is more protective of the vernal pools than state laws. Ms. Schafer talked about general water related issues in the area and expressed her concern as to how this project will impact the issue. CONCOM member, Mr. Biocchi stated that if the project becomes a reality then the applicant will be required to submit a plan depicting how the excess water in the property will be navigated and managed.

3. Sara Sheehan- 7 Woodland Road- Ms. Sheehan property is within 100ft of the applicant's property line. She inquired about her rights to have a surveyor within 100 feet of this project within her property line. Mr. Travalini replied that Ms. Sheehan has no right to enter the applicant's property without his permission. She inquired her rights to know the survey results conducted by the applicant. Mr. Travalini responded that the results will be part of the project report and they are public records.
4. Gallerani- 5 Woodland Road- Mr. Gallerani asked if there are wetlands flags on a portion of his property, does that mean that it's the beginning of wetlands lines. He noted that there is a 3 feet diameter pipe passing through his property that drains into the wetlands. If any work is done within 100 feet of that line, he is concern it will flood the entire neighborhood. Mr. Travalini replied that wetland flags can only be placed on the applicant's side of the property. If need be, these lines could be flagged in the adjacent properties with the property owners permission.
5. Dennis Crowley, Board of Selectman- Mr. Crowley requested CONCOM member Mr. Travalini to explain the next steps since most of the residents in the room are not acquainted with the process. Mr. Travalini explained that the area will be reviewed by the wetland scientists when there is no longer snow on the ground and soils can be sampled. A peer reviewer was hired for this task will represent the Town of Medway and assist the Agent in the review. Upon the completion of the review, CONCOM members will walk the site with the Peer Review Consultant and the Agent. When the report is complete, the Commission will vote on it and close the hearing. Another filing will be required should the applicant decide to build on the property. Notification will be sent to the abutters within 100' of the parcel of land proposed for construction that is within the jurisdiction of the Commission. Mr. Crowley also requested Mr. Travalini to provide some insight about the delineation lines on the Howe Street and Olhson Circle. Mr. Crowley asked if there is a possibility to have the multiple plans presented at the meeting to be combined into a single graphic on an 8.5" x 11" size paper. The drawing should depict lines that have been flagged and accepted by the Commission and the lines that will be flagged this time. Mr. DeSimone suggested that a single graphic can be produced showing the lines that have been flagged in the past and current flags after the task is completed. It will be a 24" x 36" size paper.



6. Brian and Laurie Bishop-23 Olhson Circle- Mr. Bishop asked as to what it means if some of the wetland lines have already been flagged. Mr. Travalini explained that those lines were reviewed by the Town hired Consultant back in early 2014 and a report was provided to the Commission, who voted to approve an amended wetland line. CONCOM members inspected and approved the delineation lines. These lines are not subject to further review at this time. Mr. Bishop then asked if the delineation be done by the same Consultant who flagged the lines on Howe Street and Olhson Circle area. Mr. Travalini replied that it will be the same Consultant.
7. Mike Flannagan- 11 Howe Street- Mr. Flannagan asked if the Massachusetts Department of Environmental Protection (MassDEP) maps and the town maps match with regards to the wetland delineation lines. CONCOM Agent, Ms. Graziano explained that the maps do not match since the Town maps are more updated than the state maps and the state maps are digitized sketches taken from aerial photography not ground truthing
8. Dan and Barbara Strachan- 11 Fairway Lane- Ms. Strachan asked what CONCOM's authority is if the applicant decides to bypass the Town Boards and approach the State to get the project underway. Mr. Travalini explained that it is an individual process and the Zoning Board of Appeals (ZBA) has the authority to waive or not waive the Town Bylaws based on information provided by each board, committee or commission. If the applicant seeks Chapter 40B Planning Statute then CONCOM will exercise state's regulations, if ZBA waives the Town Bylaw for wetlands. CONCOM member, Mr. Biocchi who is also a Town of Medway ZBA member stated Chapter 40B statute does not trump CONCOM or Zoning Bylaws. Even if Chapter 40B is invoked the applicant will have to appear before the ZBA and CONCOM.

There was discussion about the difference in State and Town of Medway regulations on vernal pools.

9. Diane Keene- Olhson Circle- Ms. Keene asked the reason for doing this exercise. The Commission responded.

**Motion made by Mr. Travalini to continue Abbreviated Notice of Resource Area Delineation (DEP# 216-841) to February 12, 2015 meeting at 7:45. Mr. Biocchi seconded. Voted Unanimously**

**Notice of Intent - 76 Village Street (DEP # 216-842) - Proposal to construct an addition to the existing single family dwelling –**

Mr. Mark Cooperman from Eco Terra Design and Consulting representing the property owner/applicant and Kenneth Carlson the property owner/applicant were present at the meeting. Mr. Cooperman stated that 76 Village Street property is located in 100 year Flood Zone (under the WPA Bordering Land Subject to Flooding). The applicant is proposing a two story addition off the corner of the house. Notice of Intent has been filed and the applicant does not have the final plans completed. Piers are being considered for foundation. Construction is easily accessed either directly behind the house off the driveway or straight off

the street. If pre-cast concrete is used stock piling will be kept at a minimum. Once completed the first level will have open flow for the conveyance of flood water. CONCOM member, Mr. Travalini enquired if there is any vegetation on the site. Since the impact to the flood plain is minimal, a letter will be submitted by the applicant requesting the Commission to waive the Bylaw. The Commission is willing to grant a waiver of the performance standards for construction with Bordering Land Subject to Flooding.

**Motion made by Mr. Travalini to issue Order of Conditions for (DEP# 216-842), 76 Village Street, with the additional condition being that excavated material shall be removed within a day and only stockpiled with the driveway on filter fabric with compost sock to block soils from travelling into street, access through the site be through the driveway, Order of Conditions will be withheld until the Commission receives a letter requesting a waiver for Town Bylaw for Section 7 in two days, access though the site shall be through driveway, Town Bylaw will be waived for Section 7. Mr. McKay seconded voted unanimously.**

#### **Discussions-**

**Discussion #1 -135 Holliston Street Violation-** The property owner's son, Mr. Shane Brady was present at the meeting to provide a status update on the site cleaning of materials from the wetland resource. Mr. Travalini and Mr. McKay visited the property on January 18, 2015. Mr. Travalini stated that tires and other equipment have been removed. As discussed at an earlier CONCOM meeting, Mr. Biocchi reached out to Mr. Mike Narducci to discuss the shed related issue. Mr. Biocchi did not receive a response from Mr. Narducci. The shed was originally on the property known as 2 Fern Path originally owned, developed and sold by Mr. Narducci. This shed was knocked down and discarded within a wetland resource and the property of 135 Holliston Street, leaving the property owners with a violation. It's been agreed by the Commission that the Agent will send a letter to Mr. Narducci on behalf of CONCOM to appear before the Commission to discuss the removal of the shed from 2 Fern Path property and discarding it in the wetlands. Brush piles and trailer must be removed. The Agent, Ms. Graziano stated that a list of to-do items will be sent to Mr. Brady with deadlines. Mr. Travalini said if a good faith effort is made by Mr. Brady in completing small increments of removal of the materials and fill from within the wetland resource and therefore, the Commission due to time and situational constraints is willing to allow this removal to continue over the life of the 2 year Enforcement Order. Ms. Graziano's recommendations include removal of debris, fill material, and wetland and buffer zone restoration. All materials within wetland resource as discussed at site visits and during meetings must be removed by hand and disposed with proper disposal procedures. Any remaining equipment must be placed in approved locations outside the 100 foot buffer zone. Property owner, Mr. Brady will schedule site visits with the Agent to discuss the work progress.

**Discussion #2 -Choate Park Invasive removal and tree planting-** The Agent, Ms. Graziano reported to the Commission that Mr. Fred Sibley is planning to plant Sycamore Tree in the project area. CONCOM members reiterated that Mr. Sibley was directed not to plant Sycamore as it is not considered a native plant. It was agreed by the members that a letter by Mr. Travalini will be sent to Mr. Sibley explaining the same.

**Discussion #3 -Review of WPA Fund Account, accountability for this fund and potential uses-** The CONCOM Agent, Ms. Graziano reported to the Commission about the budget meeting she attended. She prepared the budget with various line items on CONCOM's spending. The Agent's wages at 26 hours/week is included in the budget. She generated \$6000 in revenues the past year and projected to generate \$12,000 in revenue this year. She asked the Commission if the Town of Medway paid for the members to attend MACC classes. Mr. Travalini replied that the Town paid for the classes in the past. There was discussion about the usage of WPA funds. Ms. Graziano will inform that the funds will be used for open space, land management, field equipment, computers and purchase of programs, legal fees.

### **Agent Report**

**Need for new Commission member-** No update was provided by the Agent.

### **Commissioner's Report**

**Potential candidate for open Commission seat-** Mr. Travalini stated that Mr. Bill Dowling expressed his interest in becoming a CONCOM member. Mr. Dowling was at the meeting as an abutter for DEP # 216-841.

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Biocchi @ 10:18 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the January 22, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **2 Homestead Drive – Removal of 3 trees within the buffer zone –**

- WPA Form 1 – Request for Determination of Applicability
- Application Summary for 2 Homestead Drive
- Medway Conservation Commission Findings and Conditions Document
- GIS map

### **Certificate of Compliance**

#### **3 Cardinal Circle (DEP# 216-491) –**

- WPA Form 8A- Request for Certificate of Compliance
- Application Summary for 3 Cardinal Circle
- WPA Form 5 – Order of Conditions DEP 216-0491 issued on
- Plot Plan titled,

#### **140 Main Street (DEP #216-835)-**

- Application Summary for 140 Main Street completed by the Agent
- WPA Form 5 – Order of Conditions DEP 216-0735 issued on
- WPA Form 8A- Request for Certificate of Compliance

### **Public Hearings**

#### **Abbreviated Notice of Resource Area Delineation (DEP# 216-841) –**

- Letter from Mr. Arthur Allen on the subject of Peer Review
- GIS maps of subject area
- WPA Form 4A- Abbreviated Notice of Resource Area Delineation
- Plot plans titled,

#### **Notice of Intent - 76 Village Street (DEP # 216-842) –**

- Application Summary for 76 Village Street completed by the Agent
- GIS map
- Notice of Intent Rec'vd 1/8/15
- Plot Plans, titled ““Site Plan 76 Village Street Medway, Massachusetts” by Grady Consulting, dated December 23, 2014.



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**February 12th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on February 12th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:59P.M.

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

#### **3 Cardinal Circle (DEP# 216-491) – construction of a single family home –**

**Motion made by Mr. Travalini to continue 3 Cardinal Circle (DEP# 216-491) to March 25, 2015 CONCOM meeting, seconded by Mr. Biocchi. Unanimous.**

#### **257, 265, 267 Village Street DEP 216- 731- Proposal of a new subdivision- Work has not started and the area is being sold**

**Motion made by Mr. Travalini to issue a Certificate of Compliance for 257, 265, 267 Village Street (DEP# 216-731), since the work never commenced, seconded by Mr. McKay. Unanimous.**

### **Public Hearings**

#### **Notice of Intent – 97 Milford Street (DEP# 216-843) - Proposal to install a replacement septic system-**

Mr. Dan McIntyre, of McIntyre Engineering and Septic Services was present to represent the applicant/property owner of 97 Milford Street. Mr. McIntyre presented the plot plan to CONCOM members. Explaining the details of the work, Mr. McIntyre stated that soil testing was done and Title V requirements have been met. The location of the septic system is not in the 25' no alteration buffer zone and the disturbed area will be restored as lawn after the work is complete. For erosion control, straw bales with silt fence will be provided. There was discussion about the presence of a potential vernal pool. It was flagged in October 2014. Mr. McIntyre stated that the vernal pool is not included in the State of Massachusetts master list of vernal pools. A vernal pool waiver is being requested by the property owner, as proposed work will take

place within the 100' buffer zone of the vernal pool. The Chair read the CONCOM Agent's recommendations provided to the Commission (as she was not present), she recommended requiring the 25' no-alteration zone to be depicted on the plan, granite markers must be placed at the 25ft no-alteration line. CONCOM member, Mr. Biocchi suggested providing four notes on the plan. It was agreed by the Commission and Mr. McIntyre that updated plans will be submitted to CONCOM.

**Motion made by Mr. Travalini to issue order of conditions for 97 Milford Street (DEP# 216-843) with the conditions that a new set of plans must be submitted to CONCOM with 25' no alteration zone depicted, a site inspection made by the CONCOM Agent and member. The Commission approved the construction of the septic tank but not the delineation line, seconded by Mr. Biocchi. Unanimous.**

**Continued Notice of Intent – Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map 8 Map 19, Map 9 Lot 58, Map 8 Lot 16, Map 19 Lot 005, Map 14 Lot 5 (DEP # 216-841)- Proposal to review wetlands delineation line-**

**Motion made by Mr. Travlini to continue Winthrop Street, Woodland Street (DEP# 216-841) to March 25, 2015 meeting at 8:15PM, seconded by Mr. McKay. Unanimous.**

#### **Discussions**

**Discussion #1 – Interview with Scott Salvucci, a candidate for open Commissioner Seat-** Mr. Scott Salvucci is a Civil Engineer and a resident of Medway. Among other Civil Engineering skills, Mr. Salvucci's experience is with storm water management and drainage issues etc. He conducted peer reviews for CONCOM's in other communities. CONCOM member, Mr. Travalini explained the rules of the Commission. Mr. Travalini stated the schedule and average duration of the meetings. There was discussion about few potential Medway projects that will come before the Commission in near future. Mr. Travalini suggested that Mr. Salvucci should acquaint himself with Town of Medway by-laws to get more insight about the Commission and its work. It was agreed by the Commission that Mr. Travalini will send the recommendations to Town of Medway Board of Selectman.

**Discussion#2 – Review of Rt. 109 Water Main Replacement Plans and letter sent by the Agent-** This agenda item was not discussed.

**Discussion#3- Ratify 135 Holliston Street Enforcement Order –**

**Motion made by Mr. Travalini to ratify 135 Holliston Street enforcement order, seconded by Mr. Biocchi. Unanimous**

#### **Agent Report (completed by Chair in Agents absence)**

- 257 Village Street meeting - Mr. Travalini reported that he and the Agent met with the proposed developer for the Village Street project known as Salmon Health and Assisted Living Community. He stated to the Commission that all-in-all it is a good project with the proposal including a canoe launch. There will be

intermittent stream crossings and an old trolley crossing will be brought back to life. The wetland lines were delineated in summer 2014. A kiosk near vernal pool will be considered as part of the project. A landscape architect is involved in the project and the walnut grove will not be disturbed.

**Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. Biocchi @ 9:05 P.M.  
Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the February 12, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **Request for Certificate of Compliance - 257, 261, 263 Village Street -**

- WPA Form 8A – Request for Certificate of Compliance
- WPA Form 5 – Order of Conditions
- Letter requesting Certificate of Compliance from the Engineer

### **Discussions**

#### **Discussion #1 – Interview with Scott Salvucci, a candidate for open Commissioner Seat-**

- Scott Salvucci Resume
- Scott Salvucci letter of interest

Discussion #2 – Review of Rt. 109 Water Main Replacement Plans and letter sent by the Agent  
Draft letter with Conservation Commission requirements for the Water Main Replacement along  
Winthrop Street and Highland Street

#### **Discussion #3 - 135 Holliston Street Violation -**

- Copy of the letter written on behalf of CONCOM
- WPA Form 9 – Enforcement Order





## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**February 26th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on February 26th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:32 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.

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

**3 Cardinal Circle (DEP# 216-491) – construction of a single family home, driveway, landscaping, and utilities-**

**Motion made by Mr. Travalini to continue 3 Cardinal Circle (DEP# 216-491) to April 23, 2015 meeting at 7:30 P.M., seconded by Mr. McKay. Unanimous.**

### **Public Hearings**

**Continued Notice of Intent – 257 Village Street (DEP# 216-832) - Proposal to install an e-pump unit, force main, and sewer manhole structure-**

**Motion made by Mr. Travalini to continue (DEP# 216-832), 257 Village Street to April 23, 2015 meeting at 7:45 P.M., seconded by Mr. McKay. Unanimous.**

**Notice of Intent – 2 Lantern Lane (DEP# 216-0844) - Proposal to construct a single family home with associated septic system, driveway, landscaping, and utilities-**

The Agent, Ms. Grazino communicated with Mr. David Faist from Faist Engineering. He is the engineer working on the project. She reported that wetland flags have not been reviewed due to the snow on the ground and frozen ground conditions. Records of certified mail receipts and green cards have been submitted to CONCOM for the opening of the hearing.

**Motion made by Mr. Travalini to continue (DEP# 216-844), 2 Lantern Lane to March 12, 2015 meeting at 7:45 P.M., seconded by Mr. McKay. Unanimous.**

**Abbreviated Notice of Resource Area Delineation (ANRAD)- 259, 261, 261R, and 263 Village Street, Map 67, Lots 13, 14, 15, and 21**

Mr. Shane Oates from Coneco Engineering and Scientists was present at the meeting with the wetland scientist, Mr. Mike Toohill of BSC Engineering, and Mr. Jeffrey Robinson from Continuing Care Management LLC. Mr. Oates stated that the 259, 261, 261R, and 263 Village Street site is comprised of just under 57 acres of land to the south of Village Street. This project involves the development of cottages, duplexes, and a medical office building for people over 55 years of age. Mr. Oates stated that his group was present at the meeting to present the delineation methods, Mr. Toohill walked the Commission through the specifics of the wetland lines and banks. An earlier ANRAD to the site expired in January 2015. The site is outside of any ACEC with no estimated habitats or wild life. There are two vernal pools towards the Charles River on the south east side of the site. The smaller of the two is 378 linear feet and the larger vernal pool encompasses 11,400 Sq. Ft. There are two entrances on Village Street with just under 400 linear feet in frontage. On the site there are four Bordering Vegetated Wetlands (BVW's) and approximately 13 acres of land and over 12,000 linear feet of BVW. There is under 3000 linear feet of bank along the Charles River. Mr. Toohill stated that the group also seeks the Commission's review and approval of multiple resource areas. There are two primary intermittent streams on the site. One system is on the eastern side of the site. It has a bank and associated BVW. The other intermittent stream is on the western side of the site with a bank and associated BVW. A series of wetland lines and banks have been delineated. He stated that there is a significant amount of flagging done on the site. Flagging was done on December 11, 12, and 18, 2014. In some areas the vegetation is transitional. CONCOM member, Mr. McKay requested the group to be sensitive to the Black Walnut tree natural community present on the site. Mr. Toohill stated that they have been flagged. CONCOM Chairman, Mr. Travalini asked the members if a peer review should be conducted for the wetland flagging review. Members agreed on conducting a peer review. CONCOM member, Mr. Salvucci asked if there will be wetland filling or replication and inquired about the number of crossings. Mr. Oates requested that Mr. Toohill will accompany the members during the site visits and peer review.. The Agent explained the next steps in the process. Mr. Travalini asked the members in the audience if they had any questions. Ms. Lily Bosse, a member in the audience stated that enough abutter notification was not given to the residents that are affected by the project. Ms. Graziano reiterated that all the affected abutters were notified. Mr. Oates stated that his office will also send emails to the list of abutters on any development in the project.

**Motion made by Mr. Travalini to invoke MGL Chapter 44 section 53G under Medway By-Law regulation Section 2 line 9, seconded by Mr. McKay. Unanimous.**

**Motion made by Mr. Travalini to continue 259, 261, 261R, and 263 Village Street, Map 67, Lots 13, 14, 15, and 21 to March 12, 2015 meeting at 7:45 P.M., seconded by Mr. McKay. Unanimous.**

**Discussions-**

**Discussion#1 - 25 Jayar Road Letter requesting the CONCOM provide comments on a proposed storm water management system for a future proposal**

CONCOM Agent, Ms. Graziano stated that the plan is being reviewed by the Medway Zoning Board of Appeals (ZBA) and that the Board has been reviewing the proposed plan but would like the Commission to submit comments on the Stormwater Management Report and the proposed plan, as this will be under their purview as well. Mr. David Faist from Faist Engineering requested that CONCOM provide its comments For the next ZBA meeting. The ZBA hired the services of Tetrattech to conduct a peer review.

She reported that an Operations and Management and spill prevention plans have been submitted. There was discussion about the additional comments to be included in the storm water report. Ms. Graziano will send the response with her comments only to Faist Engineering On the stormwater management report and plan

### **Discussion#2 – 97 Milford Street Order of Conditions DEP 216-0843- proposal to install a replacement septic system**

Based on the comments provided by the CONCOM Agent, Ms. Graziano, and a new and amended plan was submitted. She reported that stone bounds were added at the wetland flags GC 3, 6, 8A. There was discussion about the location of the bounds. Mr. Travalini stated that the applicant was informed about the placing the bounds at the wetland flags. Commission informed that a site walk will be made after the snow melt to provide direction on the number of markers to be provided and positioning of the bounds. Ms. Graziano will make changes to the special condition nine to reflect the comments provided by Mr. Travalini based on the public hearing on 3/12/15.

### **Discussion#3- Sign the Enforcement Order issued February 12, 2015 to the property owners of 135 Holliston Street and ratified at the February 12, 2015 public meeting**

\_Members signed the Order as presented by the Agent.

### **Agent Report**

### **Attendance at workshop for Certification for Invasive Species Management**

CONCOM Agent reported that she would like the Commission's blessing to attend a workshop for certification in Invasive Species Management Mr. Travalini voiced his opinion that this would be acceptable use of the Agents time other members agreed.

### **Land Management Work at Adam Street Fields**

CONCOM Agent reported that she has been working with Jim Wickis of the Open Space Committee and with Mr. Fred Sibley from Park and Recreation to make a determination on the open land near the High Schools new athletic field with access from Adam Street and how it should be managed. This area is currently an open field, it's not being proposed for any development at this time. The Agent reported that the land is under the control of the Board of Selectmen and the management of this should be discussed with the Board. Invasive plants shall be removed and Mr. Sibley mowed the field before the snow season. Ms. Graziano will eventually make a presentation to the Board of Selectman with her recommendation for the use of the field.

### **FY16 Budget Documents**

CONCOM members were presented with the Fiscal Year 2016 budget documents. The Agent explained that it's part of the CONCOM Agent position justification for the 26 hours per week working hours. The

Agent stated that the document was prepared and presented in response to a discussion about whether the Agent's working hours shall be 20 hours or 26 hours per week funding under the omnibus budget. Medway Town Administrator requested that a list (word document) be provided describing the responsibilities position.

## **Chair Report**

### **Review and sign letter to Mike Narducci discussing violation at 135 Holliston Street**

The Agent presented Mr. Travalini with a letter regarding the issues the properties of 135 Holliston Street and 2 Fern Path as requested at the last meeting. Mr. Travalini reviewed and signed the letter.

### **Review and sign letter to Parks and Recreation discussing plantings and vegetation removal within the buffer zone**

The Commission discussed the meeting with Mr. Fred Sibley planting the Sycamore in Choate Park. Mr. Travalini asked the Agent to write a letter to Mr. Tom Holder on behalf of the Commission about its objection to the planting of Sycamore. He asked Ms. Graziano to arrange for a meeting with Mr. Holder to have a discussion about the issue.

**Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. McKay @ 9:04 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the February 26, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

### **Public Hearings**

#### **2 Lantern Lane -**

- WPA Form 3 – Notice of Intent with supplemental documents, titled “Notice of Intent (NOI) Application-#2 Lantern Lane (Lot 4 – Pine Meadow) Medway, MA: Proposed Single Family Home and Septic System
- Application Summary for 2 Lantern Lane by the Agent
- Plan titled, “#2 Lantern Lane Septic System Design Plan” by Faist Engineering, dated 11/5/14

#### **259, 261, 261R, and 263 Village Street -**

- 
- Abbreviated Notice of Resource Area Delineation with Supplemental documents titled, 259, 261, 261R and 263 Village Street, by Coneco Engineering, dated February 6, 2015
- Plan titled, “Abbreviated Notice of Resource Area Delineation 259, 261, 261R and 263 Village Street, by Coneco Engineering, dated February 12, 2015

#### **25 Jayar Road Letter-**

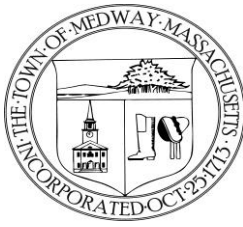
- Letter titled, “ Stormwater Management System: Compliance to the Maximum Extent Practicable John’s Auto Body, Inc. #25 Jayar Road Medway, MA –Proposal 5,000 sq.ft. Commercial Building by Mr. David T. Faist of Faist Engineering, dated February 16, 2015
- Plan titled, “Site Plan #25 Jayar Road 5,000 s.f Commercial Building Medway, MA” by Faist Engineering, dated 10/16/15
- Draft letter from Agent with Comments on 25 Jayar Road Proposal for construction of new building

#### **97 Milford Street Order of Conditions-**

- Draft for 97 Milford Street (DEP 3216-0843) Order of Conditions – Part II – Findings and Conditions under Medway General Wetlands Protection Bylaw

#### **135 Holliston Street-**

- Final letter to Michael Narducci dated February 26, 2015



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:00 P.M.**

**Minutes**

**March 12th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on March 12th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:00P.M.
- Conservation Commission Chairman, Mr. Travalini asked the members of the board if there are any additional items to be added to the agenda.

### **Approval of Meeting Minutes- 1/22/2015, 2/12/2015-**

Motion made by Mr. Biocchi to approve the minutes from 1/22/2015 CONCOM meeting as amended, seconded by Mr. McKay. Unanimous.

Motion made by Mr. Biocchi to approve the minutes from 2/12/2015 CONCOM meeting as amended, seconded by Mr. McKay. Unanimous.

### **Public Hearings**

### **Continued Abbreviated Notice of Resource Area Delineation- 259, 261, 261R, and 263 Village Street, Map 67, Lots 13, 14, 15, and 21**

The Agent issued a Request for Proposal (RFP) for the peer review. The RFP was sent to LEC Environmental, GLM Engineering, Eco Terra and Eco Tec Inc. She reported that EcoTec responded back with a proposal, GLM Engineering declined and EcoTerra declined as well. There was no response from LEC Environmental.

**Motion made by Mr. Travalini to continue 259, 261, 261R, and 263 Village Street to the April 9, 2015, seconded by Mr. Biocchi. Unanimous.**

**Continued Notice of Intent – 2 Lantern Lane (DEP # 216-0844) Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway**

The Agent reported she sent her initial comments to the applicant. The applicant addressed most of her concerns except for few storm water issues. Storm water management was approved for (DEP # 216-654) Order of Conditions. This Order is open and expired. IT was noted that the storm water basin is 25 feet from the wetlands. She requested the Applicant to provide logs of street sweeping, maintenance of stormwater basins, and cleaning of catch basins as required within the Operation and Maintenance Plan. The Agent recommended that the Applicant for the subdivision proposal file request for Certificate of Compliance with all the aforementioned information on Operation and Maintenance. This must be done before a Order of Conditions may be issued for the individual lots. Receipts for the installation of the catch basins will be provided to the Agent for show these are deep sump and equipped with hoods. A review of the storm water detention basin will be conducted by Ms. Graziano after the above mentioned requests are met.

**Motion made by Mr. Travalini to continue 2 Lantern Lane (DEP# 216-0844) to April 9, 2015 meeting, seconded by Mr. Biocchi. Unanimous.**

**Discussions**

**Discussion #1 – Review the option for recording for ANRAD and OOC do not get recorded by applicant-**

The CONCOM Agent, Ms. Graziano reported to the Commission about an Order of Conditions and an ANRAD that were not recorded. Ms. Graziano stated that in the past the Town of Medway bore the costs of such recordings from the general fund. He suggested that recording should become part of the application process and the applicant must pay the associated fee. Mr. Travalini suggested that a discussion to amend Medway By-Law rules and regulations to reflect the change in the fee structure be undertaken. The fee will be in the amount of \$75 to record the ANRAD or Order of Conditions.

**Discussion#2- DEP 216-0841- Review of contract with Eco Tec for peer review for ANRAD**

The Agent drafted a contract for Eco Tec Inc. to conduct peer review for the Fairway Lane/Woodland Street ANRAD. She explained that the contract must be signed by the Town Council, Board of Selectman, CONCOM, and Eco Tec. CONCOM member, Mr. McKay inquired if the peer review will include the protection to vernal pool study. Mr. Biocchi stated that enough time should be catered towards this task considering that the region had severe winter in the region. Mr. Travalini stated that \$2500 has been budgeted for this review.

**Discussion#3- Mike Narducci removal of shed on 2 Fern Path/ 135 Holliston Street**

The Agent reported that she has been informed by Mr. Narducci that he will not attend the meeting. This discussion item was moved to the March 26, 2015 CONCOM meeting or a subsequent meeting that he could attend.

### **Agent Report**

#### **Invite David Nordstrom to April 9<sup>th</sup> meeting**

Mr. David Nordstrom from the Conway School of Landscape Design was requested to provide a run-down on the proposed ecological study, parking study and the trail study projects. Mr. Nordstrom agreed to attend the April 9, 2015 CONCOM meeting. The Agent stated that the Community Preservation Committee (CPC) and Open Space committee members will be invited for the presentation. CONCOM member, Mr. McKay suggested that these projects should include the Weenaking Woods in Holliston. He said an agreement was made to provide connectivity to this piece of land.

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Biocchi @ 8:00 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk



### **Documents Presented at the March 12, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

#### **259, 261, 261R, and 263 Village Street –**

- Copy of the ANRAD peer review letter from Mr. Arthur Allen, March 6, 2015

#### **2 Lantern Lane –**

- WPA Form 3 – Notice of Intent with supplemental documents, titled “Notice of Intent (NOI) Application-#2 Lantern Lane (Lot 4 – Pine Meadow) Medway, MA:Proposed Single Family Home and Septic System
- Application Summary for 2 Lantern Lane by the Agent
- Plan titled, #2 Lantern Lane Septic System Design Plan” by Faist Engineering, dated 11/5/14



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**March 26th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on March 26th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:33P.M.
- Conservation Commission Chairman, Mr. Travalini asked the members of the board if there are any additional items to be added to the agenda.

### **Approval of Meeting Minutes- 2/26/2015, 3/12/2015-**

Motion made by Mr. Travalini to approve the minutes from 2/26/2015 CONCOM meeting as amended, seconded by Mr. McKay. Mr. Biocchi abstained.

Motion made by Mr. Travalini to approve the minutes from 3/12/2015 CONCOM meeting as amended, seconded by Mr. Biocchi. Unanimous.

### **27 Jayar Road- Request for Certificate of Compliance for (DEP # 216-0732) - addition to commercial building-**

Present at the meeting is Mr. John Solari, the owner of 27 Jayar Road. CONCOM Agent, Ms. Graziano conducted a site visit and met with Mr. Solari outside of the site. The existing building is originally a commercial building. The proposal is to make an addition to the existing building as shown in the as-built plan. The existing Order of Conditions is minimal and does not have any specific special conditions. The length and width of the proposed building and its distance from the wetlands were examined by the Agent. The distance from the wetland to the building is a difference of one foot as indicated in the proposed plan. The width of the proposed addition is 1 ½ feet wider than what was proposed.

**Motion made by Mr. Travalini to issue the Certificate of Compliance for 27 Jayar Road (DEP # 216-0732), seconded by Mr. McKay. Unanimous.**

## **Public Hearings**

**Continued Notice of Intent- Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15, Lot 1, Map 8 Lot 19, Map 9 Lot 58, Map 8 Lot 16, Map 19 Lot 005, Map 14 Lot 5 (DEP# 216-841) – Proposal to review wetlands delineation line-**

**Mr. Travalini opened the hearing. A motion was made by Mr. Travalini to continue (DEP# 216-841) to the April 23, 2015 meeting at 8:15, seconded by Mr. McKay. Unanimous.**

**Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)-**

Mr. Travalini opened the hearing.

The proponent sent a letter to the Agent requesting the item to be continued.

**Motion made by Mr. Travalini to continue Kelly Street Lot 32 (DEP# 216-0846) to April 9, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.**

## **Discussions**

**Discussion #1 – Interview Candidate for open Conservation Commission seat**

Mr. Brian Snow was present to meet with the CONCOM members to interview as a candidate for the open Conservation Commission Seat. Mr. Travalini stated that Medway Board of Selectman requested CONCOM to interview Mr. Snow. Mr. Snow served on the Commission as vice- chair for approximately ten years. Members asked Ms. Graziano to send a letter to the Board of Selectman about the Commission's approval to appoint Mr. Snow as a CONCOM member.

**Motion made by Mr. Travalini to inform the Board of Selectman to appoint Mr. Brian Snow to the Conservation Commission, seconded by Mr. McKay. Unanimous.**

**Discussion#2- Millstone Conservation Restriction Review and Vote to accept-**

CONCOM members looked at the final restriction review document for the Millstone Development. Ms. Graziano stated that the draft document was presented to the Commission earlier. Comments from the Commission were addressed by Medway town counsel Barbara. The attorney of the Millstone Development also went over the comments. Ms. Graziano requested CONCOM members to sign the final version of the document. The CONCOM will oversee the Conservation restriction of the Millstone Development.

**Motion made by Mr. Travalini to accept the Millstone Conservation Restriction Review, seconded by Mr. Biocchi. Unanimous.**

**Discussion#3- Review of submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street) comments due April 10, 2015**

Ms. Graziano talked about a letter/ email (copy provided in the member packet) from Ms. Stephanie A. Mercandetti, Director, Community and Economic Development, Town of Medway. The letter states that an application has been submitted by Timber Crest LLC, to Mass Housing for site eligibility for a G.L.c. 40B project. Mass Housing needs to understand the project eligibility before making a determination. Town of Medway has 30 days to comment on the site eligibility application after the formal notification from Mass Housing is received. As part of the process, Ms. Mercandetti is reaching out to the various commissions for their feedback. Mr. Travalini stated that CONCOM needs more information (location of vernal pools, no site visit made yet) to comment. The Agent will draft a response letter with the changes discussed at the meeting.

**Discussion #4- Increase Agent Hours for additional work (4) hours from WPA funds**

The Agent discussed the need to add approximately four hours per week to the existing work hours. Mr. Travalini asked the members if there was concurrence for such an increase. It was agreed by the Commission that Ms. Graziano will draft a letter to the Town of Medway requesting to increase the number of working hours of the Agent by approximately four hours per week on an as- need basis.

**David Travalini Comments of the fee structure**

Mr. Travalini stated that the rules and regulations of the CONCOM by-laws have to be revisited. He talked about making changes in the post construction instructions stating that a SWPPP plan be required for area greater than an acre. For a Notice of Intent, \$75 towards the administration fee should be made as a requirement. Mr. Travalini and Mr. Biocchi asked Ms. Graziano to check with the Town Counsel if such a charge is allowed.

**Agent Report**

**Site Visit to 39 Alder Street Compliant of Odor**

The BOH Agent received a complaint from 39 Alder Street about a strange odor and notified the CONCOM Agent. Ms. Graziano made a visit to the area. She stated the odor might be catch basin decomposition. There is an earlier report with a mention about wetland decomposition. There was discussion if the odor is from an improper sewer connection, abandoned cesspool or if it's associated with any septic system. Ms. Graziano mentioned that there is beaver activity in the area. Members asked Ms. Graziano to follow up on the issue and keep the Commission informed.

**General Notice of Intent (GNOI) work with DPS-**

CONCOM Agent, Ms. Graziano presented the draft General Notice of Intent to CONCOM member Mr. Travalini. She stated that DPS Director, Mr. Tom Holder will file a Notice of Intent that describes the work that DPS will conduct around wetlands in the town of Medway as a routine activity. Under this agreement, Mr. Holder will notify the Agent about the type of activity (such as tree trimming) and Ms. Graziano will confirm if the activity falls under the purview of the activities in the general order of conditions. A separate Notice of Intent will be filed with the Commission for a specific activity such as replacing a culvert. Mr. Travalini stated that he will go over the draft.

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Biocchi @ 8:50 P.M.  
Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the March 26, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

### **27 Jayar Road –**

- WPA Form 8A – Request for Certificate of Compliance
- Copy of the as-built plan
- WPA Form 5- Order of Conditions
- Copy of the plot plan

### **Public Hearings-**

#### **Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)-**

- Application Summary
- Copy of the Notice of Intent
- Copy of the Conservation Plan

#### **Discussion #1 – Interview Candidate for open Conservation Commission seat-**

- Copy of the email from Mr. Snow to the Board of Selectman
- Copy of the resume

#### **Discussion#2- Millstone Conservation Restriction Review and Vote to accept-**

- Copy of the Conservation Restriction document

#### **Discussion#3- Review of submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street)-**

- Copy of the email from Ms. Stephanie Mercandetti, Director of Community and Economic Development
- Copy of the GIS map of Timber Crest Estates



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:00 P.M.**

**Minutes**

**April 09th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on April 09th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:06 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.

### **Public Hearings**

**Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21- Proposal to request review and approval of wetlands resource on submitted plan**

**Mr. Travalini opened the hearing at 7:51PM. A motion was made by Mr. Travalini to continue 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21 to the April 23, 2015 meeting at 7:45, seconded by Mr. Salvucci. Unanimous.**

**Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)**

Mr. Travalini opened the hearing. The Agent, Ms. Graziano stated that a site visit to the property was made to inspect the wetland flag lines and there are some flags missing since the delineation is two years old. She reported that the site was not ready to be inspected due to the snow cover. Ms. Graziano asked the applicant to re-flag the wetland lines.

**A motion was made by Mr. Travalini to continue Kelly Street Lot 32 (DEP# 216-0846) to April 23, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.**

**Continued Notice of Intent – 2 Lantern Lane (DEP# 216-0844) - Proposal to construct a single family home with associated septic system and utilities, landscaping and driveway**

**Mr. Travalini opened the hearing. A motion was made by Mr. Travalini to continue 2 Lantern Lane (DEP# 216-0844) to April 23, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.**

**Discussion #1- David Nordstrom for Conway school of design**

Mr. David Nordstrom from Conway School of design was present at the meeting to provide an overview of the School of Design and its Master of Science program. Mr. David Kaeli, Community Preservation Committee and Ms. Tina Wright, Open Space Committee were also present at the meeting. The Conway School of Design was established in 1972 by a landscape and architecture professor in the University of Massachusetts. School currently has a 10 month full time program (Sept- June) with student's ages range from 20's to 60's. School usually admits 19 students in a year and they work in small teams. Project duration is approximately 10-12 weeks and the size of the project varies by season. Students act as project managers. They are responsible for all cycles of the project starting from developing the contract with the client to the final report of the project. Faculty at the school oversee the projects. Two formal public presentations (to the client) are given by the students on their projects. A stakeholder meeting is conducted at the beginning of the project followed by a second meeting at the end where preliminary recommendations and/or designs are provided. In addition a formal presentation (by the students) is given to a panel of guest critics for their feedback. Clients are invited to attend the final presentation. CONCOM member, Mr. McKay asked if the School is affiliated with the University of Massachusetts. Mr. Nordstrom stated that the institution functions independently. In addition to working on the projects, students attend classes during the course of the week. Mr. Nordstrom eluded the members to the project done by the school students in Sherborn, MA. Mr. Nordstrom explained that most of the projects happen during the fall season. Its six projects in the winter and 7-8 projects in spring. Students prepare a very detailed preliminary cost estimates and typically work on a 150 – 200 acre projects. The Agent, Ms. Graziano explained that the goals of the study/ project should be determined by CONCOM and the open space committee before sitting with the students from the School of Design. The project proponent will be chosen by the Conway School of Design. It is a cost effective program with good quality outcome. Ms. Graziano described the work done by the students of the school in the town of Sherborn, MA. Parking re-design was done based on the recommendations provided by the project team. CONCOM member, Mr. Salvucci asked about the status of these studies after the design is completed. Mr. Nordstrom explained that most of the projects undertaken by the students are planning projects and stated that the school does not have the capacity to follow up with the clients after the work is completed. Some of the projects get implemented and for projects that involve construction, engineering firms get involved. Ms. Wright stated that it is a good idea to have the Conway



School of Design work with the town of Medway on their projects. CONCOM members expressed their support to the idea. Ms. Wright and Mr. Kaeli will bring back their thoughts about the presentation to their respective committees. Ms. Graziano will work on preparing a proposal under the guidance of the CONCOM members.

## **Discussions**

### **Discussion #2 – Peer Review for the Wickett Property scheduling site visit to the property**

Ms. Graziano reported that the applicant instructed, Mr. Paul DeSimone the applicant's representative to request that Mr. Arthur Allen not to visit the Wickett Property until June 2015. Upon contacting him, Mr. DeSimone requested Ms. Graziano to contact the applicant. The Agent did contact the applicant and left phone message. The property owner sent an email to Ms. Graziano expressing concern over the condition of the property and requested the Agent to hold off on the site visit. Ms. Graziano explained to the applicant that the Commission has no reason to hold the application which requested the Commission to review the wetland delineation line unless the applicant asked the Commission not to access the site. The applicant in writing agreed the Commission could schedule a site visit and the Agent scheduled a site visit with Mr. DeSimone and Mr. Allen on April 22, 2015. There was some discussion about access privileges to the property with an open ANRAD. Ms. Graziano asked the members concurrence to consult with the Medway town counsel and explain the situation. Mr. Travalini stated that with an open ANRAD CONCOM has the right to access the property. He stated that consulting the Town Counsel is not necessary. Ms. Graziano will draft a response to the applicant requesting him and his team to attend the meeting on April 22, 2015. Mr. Travalini and the town administrator will be copied on the email.

### **Discussion#3- Review of letter/comments on Timber Estates LLC submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street) comments due April 10, 2015**

The Agent stated that the Town of Medway received an application to Mass Housing Authority for site eligibility under MGL 40B for the property in town known as the "Wickett Property". CONCOM was asked by the Community and Planning Director, Ms. Stephanie Mercandetti to provide comments on the proposed project. This project was discussed at the 03/26/2014 CONCOM meeting. Ms. Graziano drafted a letter providing comments on behalf of CONCOM and made them available to the members for their review. Members agreed with the contents of the draft letter.

## **Agent Report**

### **Exelon proposal for expansion review of plans**

Ms. Graziano met with the senior staff of Exelon Power Company to understand the proposed project which involves an expansion of the existing facility off Summer Street in Medway. Presentations were made to all

Town of Medway department heads about the project. Ms. Graziano will make a visit with the site manager of Exelon to go over the stormwater management system.

#### **Eco Tec Inc. Site visits to 259, 261, 261R, 263 Village Street**

Materials have been provided to CONCOM members. This item will be on the future CONCOM meeting agenda.

#### **Update of new proposed developments and site visits**

There was discussion about scheduling tentative site visit dates for future agenda items. Ms. Graziano stated that a number of projects might come before CONCOM and it might be a good idea to schedule the site visits for some of the projects to maintain the pace. CONCOM members, Mr. Travalini and Mr. Biocchi stated that site visits must be scheduled after the applicants come before the Commission.

#### **Review of final signed Conservation Restriction for the Millstone Village Development**

Ms. Graziano stated that the signed document will be presented to the Board of Selectman once the Commission signs and votes to approve.

#### **Chair Report:**

**2 Lantern Lane Site Visit-** CONCOM members Mr. Travalini, Mr. Biocchi, and CONCOM Agent Ms. Graziano made a site visit to 2 Lantern Lane with Mr. David Faist and Eric Feldman. Some wetland flags were moved and the updated plans will be presented to the Commission at a future meeting.

Mr. Travalini reminded the members and the Agent about Mr. Mike Narducci appearing before CONCOM with regards to the removal of shed on 2 Fern Path/ 135 Holliston Street issue.

Mr. Travalini reminded Ms. Graziano about the trail sign behind the fire department at the corner of Rt.109 and Rt. 106.

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Biocchi @ 9:00 P.M.  
Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the April 09, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

### **Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21- Proposal to request review and approval of wetlands resource on submitted plan –**

- Copy of email from Arthur Allen
- Copy of the memo from Christopher J. Fox, Ecological Scientist

### **Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)-**

- Copy of the Open Space Committee map showing the Choate Pond to High School Trail
- Copies of tables from Open Space Committee with assessor's maps and lots information
- Copies of Action Plan Summaries

### **Discussion #1- David Nordstrom for Conway school of design-**

- Sherborn- Barber Reservation Sample
- Copy of the final report on Barber Reservation

### **Discussion#3- Review of letter/comments on Timber Estates LLC submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street) comments due April 10, 2015-**

- Copy of the memo from Ms. Graziano to Ms. Stephanie Mercandetti and Michael Boynton, Board of Selectman
- Copy of the Exelon aerial site plan



**MEDWAY CONSERVATION COMMISSION MEETING**  
**Sanford Hall, Town Hall**  
**155 Village Street, Medway, MA 02053**  
**7:30 P.M.**  
**Meeting Minutes**  
**April 23, 2015**

**Member Present:** David Travalini, Ken McKay, Scott Salvucci, Brian Snow

**Members Absent:** none

**Staff Present:** Bridget Graziano, Agent

**Guests:** Michael Toohill, David Dahlheimer

Mr. Travalini called the meeting to order at 7:30 PM.

Mr. Travalini requested members review agenda and determine if there are items not reasonably anticipated by the Chair 48-hours in advance of the meeting. There were none.

**Request for Certificate of Compliance**

**3 Cardinal Circle - DEP 216-491 proposal for construction of single family dwelling, driveway, landscaping and utilities**

The Agent reported that the applicant requested a continuance to May 14, 2015 meeting. Mr. Travalini moved to continue the hearing to May 14, 2015. Mr. McKay seconded and it was voted to approve 4-0.

**Public Hearings**

**Public Hearing 1 – *Continued* Abbreviated Notice of Resource Area Delineation - 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15 and 21: Proposal to request review and approval of wetlands resource on submitted plan**

Mr. Travalini opened the hearing at 7:45PM.

Mike Toohill of BSC Group was present as the applicant representative. He presented recent site visits with Art Allen and noted that his client requested another site visit for looking at a few flags reviewed by Art Allen and a member of staff from BSC Group. MR. Toohill ask if the Commission hold a second hearing on May 6, 2015 special meeting for a finding on the ANRAD. The Commission agreed to have Art complete the second site visit, schedule a site visit with the Commission and Mr. Toohill agreed to have plans for the Commission at the

site visit. It was agreed the Commission would hold a special meeting but would not be sure it would be heard that evening if the plans were not available for the Commission and then the site visit would not be held. It was noted that the Agent needs to move the cost to ART and schedule site visit with Art and the Commission prior to May 6<sup>th</sup> meeting.

Mr. Travalini asked for public comments, there was none.

Mr. Travalini moved to continue the hearing to May 6, 2015 at 7:30PM. Mr. McKay seconded it and it was voted to approve 4-0.

## **Public Hearing 2- Notice of Intent DEP 216-0848) proposal to expand of Route 109, create new intersections, construct access road to Choate Park**

Mr. Travalini opened the hearing.

Representative presented Tom Holder, Marti Nover, Mike Armstrong

Mr. Armstrong presented the proposal for the expansion of Route 109. Ms. Nover presented the wetlands resources impacts and replication proposal. The presenters noted that the expansion of Route 109 included construction to widen the shoulders for safety measures, add left turn lanes, continue sidewalks down Route 109, and create a new intersection at Medway Shopping Plaza with bike lanes and construction of new entrance at Medway open space known as Choate Park. It was noted that this construction would not begin until fall 2016.

During Ms. Nover presentation is noted this project is being filed under 310 CMR 10.53 (f), limited project. She note some of the following wetlands resources flagged on the plans;

- Chicken Brook, wetlands north of main Street at Cottage Street
- South of Main Street IVW –protection under the bylaw
- Area at the Charles river bank restoration and retaining wall

The Commission inquired about the replication at the new proposed retaining wall at Charles River Bank. Mr. Travalini noted his concern for the survival of skunk cabbage in the location of Route 109. Mr. Snow asked how many cubic yards of material would be brought in for the road near Chicken Brook. It was noted that it is 337 cubic yards of material. Mr. Salvucci asked about the but/fill calculations for work in Land Subject to Flooding. Ms. Nover reviewed this and agreed to provide additional supporting calculations clearly showing this. There were additional questions and discussions on the proposed entrance of the new proposed access road to Choate Park and stormwater management. The Commission noted its concerns for that this road if construction would eventually be deemed a public safety issues and closed like the original access point to Choate along Main Street (Route 109). This would mean there was alteration of over 5, 000 and 10% of the 0-100' Riverfront Area for no reason. It was the Commissions understanding that this request for access is being made and based on safety concerns for the current access to Choate Park, through Mechanic Street. The Commission requested that a proper alternative analysis be submitted and a traffic study conducted. Mr. Armstrong agreed to provide both, the traffic study to some degree.

The discussion reverted to the flood plain, it was noted that the elevation is 187.8. The Commission asked questions about the other wetlands resources in the surrounding area, specifically, Pond and Elm Street, Ms.

Nover state it is isolated Marti and suggested it was groundwater fed and that Cottage Street is fed by an adjacent stream that is culverted.

Mr. Travalini asked about the wetland replication work and conditions for review of proper replication, since so many others have failed. He inquired who would be review the replication and responsible. It was discussion to condition that the Commission meet with the person who will complete the wetlands replication areas prior to commencement of work. The Commission is going to want to monitor the retention area and the proposed bio-retention area.

Mr. Holder noted that there could be issues with differences between Mass DOT bids and the Commission's Order of Conditions. This is the reason that he is presenting early to include the Order of Conditions in the BID docs. He noted that Mass DOT will review and bid proposal at 2018, bi-weekly and weekly meetings.

The Commission would like to have alternative analysis prior to the next hearing on this matter. Additionally, it was noted that the Conservation Commission will require the following in the Order of Conditions;

- Con Com to SWPPP before the project begins ,
- Snow removal – de-icing restrictions at the Choate Park new access road

Mr. Salvucci asked about the 6" pipe for overflow at the bank of Chicken Brook, where it is on the plan and what the limit of disturbance and so is where the contractor knows where it will go and that it will not create erosion into the Brook.

Mr. Travalini asked for public comment.

Mr. Travalini moved to continue the hearing to May 14, 2015 meeting at 7:45 PM. Mr. Salvucci seconded and it was voted to approve 4-0.

### **Public Hearing 3 - Notice of Intent (DEP #216-0846) for 13 & 15 A Fisher Street Map 45 Lot 039/041: The Haven proposal to construction roadway and stormwater system for a subdivision**

Mr. Travalini opened the hearing.

Mr. Dan Merrikin was present as the applicant's representative. He started the hearing by explained the proposal to construct a new private subdivision roadway and stormwater management system for 3 lot subdivision. It was noted this proposal does not include the 3 single family homes, these will be proposed under separate NOI's. The Agent noted that there needs to be conditions with the locations of the houses noting that the proposed squares on the plans are simply for stormwater calculations and are not approved under the final Order. Mr. Merrikin reported that the Agent reviewed the plans and submitted comments and questions, which he is currently working on responding to. He noted that the roadway and stormwater will be managed under a Homeowners Association. The Commission discussed adding the conditions in perpetuity to the Housing Association Bylaws.

Mr. Travalini asked for public comment.

Public Comment

Mark Biocchi from the audience was called upon. He reported that this area is very wet, there is a stream, he mentioned it never dries up and he believes it is perennial. He is concerned that there will be loss of vegetation he is concerned about stormwater issues.

Mr. Merrikin and Mr. Travalini responded to his questions. Dan and David answered the questions.

Mr. Snow stated this is not a large project and they have over equipped to handle stormwater.

Mr. Biocchi asked about the stormwater out of the pipe for overflow and issues with a 2/10/15/50/100 year storm. Mr. Merrikin agreed to supply Mr. Biocchi with the stream flow conditions at the next meeting.

Mr. Travalini moved to continue the hearing to May 28, 2015. Mr. Snow seconded and it was voted to approve.

**Public Hearing 4 - Continued Notice of Intent (DEP file #216-0844) 2 Lantern Lane Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway**

Mr. Travalini moved to continue to May 14, 2015. Mr. Snow seconded and it was voted to approve 4-0.

**Public Hearing 5 – continued Notice of Intent (DEP 216-0846) Kelley Street Map 49 Lot 32 proposal to construct a single family dwelling with stream crossing and wetlands replication**

Mr. Travalini moved to continue to May 14, 2015. Mr. Snow seconded and it was voted to approve 4-0.

**Public Hearing 6 - Continued Notice of Intent – 257 Village Street (DEP File #216-832) Proposal to install an e-one pump unit, force main, and sewer manhole structure**

Mr. Travalini voted to continue but noted the applicant must request continuance in writing not over the phone for the next time he requests a continuance.

Mr. Travalini moved to continue to May 28, 2015. Mr. Snow seconded and it was voted to approve 4-0.

**Public Hearing 6 - Continued (2/12/15, 3/26/15) Notice of Intent – Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map 8 Lot 19, Map 9 Lot 58, Map 8 Lot 16, Map 19 Lot 005, Map 14 Lot 5 (DEP File #216-841)**

Mr. Travalini moved to continue to May 28, 2015. Mr. Snow seconded and it was voted to approve 4-0.

**Meeting Minutes**

- Approval of minutes – 3/26/15, 4/9/15

The Commission reviewed the Meeting Minutes of March 26, 2015. Mr. Travalini moved to accept the meeting minutes as amended. Mr. McKay seconded and it was voted to approve.

The meeting minutes of April 9, 2015 were not ready.

## **Discussions**

### **Discussion #1 – Review of Proposed Amendment to the Village Street Canoe Launch Order of Conditions**

Request that open space representative attend the next meeting to discuss and Mr. Travalini agree to meet with Tine Wright of the Open Space Committee to review.

### **Discussion #2 – Review of Proposed Conservation Land Objectives and Goals**

The Agent requested this be moved to the May 14, 2015 meeting. The Commission agreed.

### **Agent Report**

- **Village Street Canoe Launch** – The Agent discussed possible work by the Open Space Committee. See discussion #1.

With no other business, Mr. Travalini moved to adjourn at 11:00 pm. Mr. Kay seconded and it was voted to approve 4-0.

Submitted by

Bridget Graziano, Conservation Agent



**Documents presented at the April 23, 2015 Public Meeting are on file at the Conservation Office**

**Public Hearing 1 – *Continued* Abbreviated Notice of Resource Area Delineation - 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15 and 21: Proposal to request review and approval of wetlands resource on submitted plan**

- Plans titled, “259, 261, 261R, 263 Village Street Abbreviated Notice of Resource Areas Delineation” by coneco Engineering, dated February 21, 2015
- Supplemental Documents “Abbreviated Notice of Resource Areas Delineation” by Coneco Engineering Dated February 13, 2015

**Public Hearing 2- Notice of Intent DEP 216-0848) proposal to expand of Route 109, create new intersections, construct access road to Choate Park**

- Notice of Intent titled, “Reconstruction of Main Street Route 109 Medway, Massachusetts” by Nover-Armstrong Associates, Inc., dated April 8, 2015
- Plan titled, “Massachusetts Department of Transportation Highway Division” prepared by GPI Greenman and Pedersen, Inc., not dated

**Public Hearing 3 - Notice of Intent (DEP #216-0846) for 13 & 15 A Fisher Street Map 45 Lot 039/041: The Haven proposal to construction roadway and stormwater system for a subdivision**

- Notice of Intent titled, “The Haven Definitive Subdivision 13 & 15A Fisher Street Medway, MA” by Merrikin Engineering, dated March 25, 2015
- Stormwater Report titled, “Stormwater Management Report for the Haven Definitive Subdivision 13 & 15A Fisher Street Medway, MA” by Merrikin Engineering, dated March 25, 2015
- Plan titled, “The Haven Definitive Subdivision 13 & 15A Fisher Street Medway, MA” by Merrikin Engineering, dated November 4, 2004
- AP Summary by Agent for 13 and 15 A Fisher Street



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Senior Center**

**76 Oakland Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**May 6, 2015**

The Medway Conservation Commission (CONCOM) held a special meeting on May 6, 2015 at Medway Senior Center. In attendance were members Dave Travalini, Ken McKay, Scott Salvucci, Brian Snow, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:30 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.

### **Public Hearings**

#### **Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21 (DEP # 216-0845)- Proposal to request review and approval of wetlands resource on submitted plan –**

Newly appointed CONCOM member, Mr. Snow invoked the Mullin rule to participate in the discussions of this agenda item. Mullin Rule allows the members of the board who have missed some sessions of the public hearing to vote on an application, as long as the member in question has reviewed all the related materials of the missed sessions and certified that they had done so.

CONCOM Chairman, Mr. Travalini stated that the goal of the special meeting was to verify the wetland lines and whirlpool delineations on the above mentioned lots. He reiterated that permissions or approvals on any specific aspect of the project will not be addressed at the meeting. A site visit was made with Mr. Arthur Allen, of Eco Tech on May 2, 2015. Mr. Mike Toohill from BSC group was present at the meeting. Mr. Toohill stated that reference to the wetland on Lot 15 was excluded in all the plot plans except in the ANRAD. He stated that Mr. Allen requested the isolated wetland on Lot 15 to be included in the plans. CONCOM Agent, Ms. Graziano reported that the ANRAD was amended to remove any reference to Lot 15 because it is not part of the project. Mr. Travalini referenced a dry isolated wetland in the plan that will be subject to flooding. Soil tests indicate that this area has a potential to become a vernal pool over a period of time. He referenced to an area where the flag was moved by 6 feet approximately and stated that the revised location of the flag is acceptable. There was some discussion about the minimum size and volume of

isolated wetlands subject to flooding. Mr. Toohill explained that Medway by-laws on the size and volume requirements on such wetlands is similar to the definition in the wetland protect act. He referred to Section 3.04 (2B1) (isolated land subject to flooding) in the document presented to the CONCOM members. Mr. Toohill reported the area of the depression as 9000 sq. feet (topographic survey) with a maximum depth of ½ foot. Approximate volume is 2440 cubic feet. Mr. Travalini stated that this area is not part of the ANRAD and that it must be dealt with appropriately when it becomes part of the plan. The isolated wetland is shown in the upper right corner of the submitted plan. Mr. Toohill asked if CONCOM had a position on depressions of any size or volume as an ILSF (Isolated Land Subject to Flooding). Mr. Robinson stated that the flagging was done when everything was wet from the heavy snow melting. It was discussed that the ANRAD will be approved with a note made about the depressed area. The issue of the potential isolated wetland will be taken up when the project is filed for other permits. Mr. Travalini stated that the letter from Mr. Allen to CONCOM recommends that the volume of the depression must be addressed in the design plans. Mr. Toohill said, if CONCOM finds it as jurisdictional then it will be compensated. Mr. Salvucci enquired if the area is in the 100 year flood plain. Mr. Snow asked about the quality of the soil in the depressed area. Members of the Commission expressed that the size of the depression (9000 Sq. Ft.) is significant. Members suggested that the reference to flags behind 257 Village Street property must be removed from the plan. Per Mr. Allen's request, the flags on the old delineation line were referenced in the submitted plan. Mr. Snow and Ms. Graziano suggested that the old delineation line must be removed in the revised plan. Mr. Snow color coded the newly flagged wetland line in the submitted plan. Applicant was asked to submit a revised plan with the new approved line, new flags and the ISLF line to the CONCOM Agent, Ms. Graziano. Resident of 2 Charles River Road, Ms. Christine Kersnason inquired about the wetland on Narragansett Street. Mr. Travalini explained that the area has been flagged. Mr. Travalini read an email (copy of the email available in the CONCOM office) from a Medway resident, Ms. Carol Kilroy to Ms. Stephanie A. Mercandetti, Director, Community and Economic Development, Town of Medway.

**Motion made by Mr. Travalini to close the hearing on the ANRAD, DEP# 216-0845, seconded by Mr. McKay. Unanimous.**

**Motion made by Mr. Travalini to issue an approved order of resource delineation for 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21, DEP# 216-0845 pending the receipt of revised plan referencing the new approved lines, with flags removed from 257 Village Street with the buffer zones left on the plan, seconded by Mr. Salvucci. Unanimous.**

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Snow @ 8:45 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the May 6, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

### **Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21- Proposal to request review and approval of wetlands resource on submitted plan –**

- Copy of an email from Medway resident, Ms. Carol Kilroy to Ms. Stephanie A. Mercandetti, Director, Community and Economic Development, Town of Medway.
- Copy of an email from the wetland scientist, Mr. Arthur Allen with observations and recommendations.
- Copy of 310 CMR (on land subject to flooding topic) from Department of Environmental Protection (DEP).



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**May 14th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on May 14th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

The Meeting was called to order at 7:36 P.M.

Conservation Commission Chairman, Mr. Travalini asked the members of the board if there were any additional items to be added to the agenda.

Mr. Travalini added Village Street Canoe Launch topic as discussion item #5 in the agenda.

**Motion made by Mr. Travalini to add the item to the agenda, seconded by Mr. McKay.**

Commission was informed that the first page of the meeting agenda was not posted online on the Town of Medway website. However the hard copy of the agenda in its entirety was posted in the town hall. Mr. Travalini stated the meeting requirements are met if the full agenda is posted in the town hall.

**Approval of Meeting Minutes: Motion made by Mr. Travalini to approve the meeting minutes from April 9, 2015, seconded by Mr. Salvucci. Unanimous.**

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

**3 Cardinal Circle- (DEP 216-491 proposal for construction of single family dwelling, driveway, landscaping, and utilities-** CONCOM Agent, Ms. Graziano reported the findings of her visit to the site and review materials were presented to the Commission. She reported that conditions 38 and 40 in the Order of Conditions will remain in effect in perpetuity.

**Motion made by Mr. Travalini to issue a Certificate of Compliance for 3 Cardinal Circle (DEP# 216-491), seconded by Mr. McKay. Unanimous.**

**12 R Fisher Street- (DEP # 216-0654) construction of sub-division road and storm water management system-** The Agent reported that the applicant is working to complete management of the stormwater system in order to achieve compliance and therefore, requested this be continued to the next meeting.

**Motion made by Mr. Travalini to continue 12R Fisher Street (DEP# 216-0654) to May 28, 2015 CONCOM meeting, seconded by Mr. Salvucci. Unanimous.**

## **Public Hearings**

**Continued Notice of Intent (4/23/15)- Reconstruction of Route 109 (DEP # 216-0848)- Proposal to expand existing roadway with wetlands replication Plan titled, “ Massachusetts Department of Transportation Highway Division, Plan, and Profile of Main Street (Route 109)” Supplemental Documents Notice of Intent-**

Mr. Tom Holder, Director, Medway Department of Public Works was present at the meeting with the Rt. 109 Design Committee members, consultants, and wetland scientists. Mr. Holder discussed the concerns CONCOM had expressed on the Choate Park access driveway, storm water issues and detention basins. At an earlier CONCOM meeting, members asked the Rt. 109 project team to submit an alternatives analysis for the proposed work within the Riverfront Area. The project team appeared before the Commission to discuss and present responses to CONCOM's comments on the project. The expectation of the group was to seek Commission's guidance in order for the process to move forward. Mr. Holder explained the project is programmed in MassDOT's Federal Fiscal Year (FY2015) Transportation Improvement Program (TIP) which means that the project must be advertised for bids by September 30, 2015. It was stated that the original NOI has been amended to add the alternatives analysis information including the pros and cons of each alternative. The alternatives were presented at various Medway meetings involving Town representatives (Mr. Holder, Mr. D' Amico, Mr. Fred Sibly, Mr. Paul Yorkis, and past CONCOM Agent, Ms. Karen Skinner Catrone) in February 2013. Three alternatives were presented:

1. **Alternative 1** (part of preferred design) includes a 24 foot wide pavement curbing and retaining wall on the east side balancing the bio-retention area.
2. **Alternative 2** utilizes the existing Oak Street intersection (closed for safety reasons). After some analysis, project team determined that it might be a safe option.
3. **Alternative 3** includes an access road between Alt. 1 and Alt. 2. There might be queuing issue in this alternative.
4. **Alternative – No Build**

The Applicant representative noted that none of the alternatives affect the wetland resource area. Alt. 1 was considered as a preferred alternative. Medway's focus is to provide a more safe and enhanced approach to Choate Park. In March 2013, an official Route 109 Design Committee meeting was held. Residents from the area (Oak St, Mechanic St.) were invited to the meeting. The Commission agreed to review more information for Alternative 1. Mr. Travalini asked if Alt.1 has most safety improvements over no-build

alternatives. Jeff said that might not be the case since there are no critical safety issues at Oak or Mechanic Streets. Rt. 109 Design Committee Chairman, Mr. Crowley discussed potential safety issues in the area especially for emergency vehicles. Mr. Travalini asked if the safety concerns could be addressed by installing traffic lights. He said the presented memo does not adequately prove that Alternative 1 provides greater safety improvements to Choate Park access. The new sidewalk will be ADA compliant. Ms. Nover said the bio-retention (located in the flood plain) areas will be greatly improved with in Alternative 1. She stated that it will fully treat the new impervious areas and the water quality at Chicken Brook will be improved from the current conditions. The Massachusetts Department of Environmental Protection (DEP) memo on the project states the bio-retention area meets the current standards and seems to be an interesting idea for stormwater. CONCOM member, Mr. Salvucci asked questions on stormwater calculations and other related matters. Mr. Travalini reminded the group about CONCOM's request for traffic studies in the project area. Mr. D'Amico stated that it will take more than a month's time to provide information on the subject. Mr. Salvucci stated that the leaching structure in the sidewalk should be represented in the plans. Board of Selectman, Mr. Travalini reiterated that all clarification questions and amendments requested by the Commission to ensure that all the State Laws are followed in the design process. Decision was made to request Medway Fire and Police Chiefs to attend the next CONCOM meeting to discuss the safety issues in the area and explain their views on the benefits associated with the preferred alternative. Mr. Travalini suggested having native plants on the bank of Chicken Brook, some mitigation area to protect the Riverfront and the River. Ms. Nover stated that Riverfront Area restoration will be part of the preferred alternative. Mr. Salvucci asked the Agent if a conditions could be created in the Order of Conditions about restoring the area to the original condition if the roadway is closed for safety concerns in the future. The Agent agreed this could be done.

**Motion made by Mr. Travalini to continue reconstruction of Route 109 (DEP # 216-0848) to May 28, 2015 meeting at 7:45 P.M., seconded by Mr. Salvucci. Unanimous.**

**Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)** – The Applicant's representative joined the meeting after the discussion on this topic already begun as this hearing had been opened. From his site visit, Mr. Travalini reported his findings and stated that the wetland line faces the lot. Some lines were moved and the final wetland line was finalized. Applicant is proposing a crossing on the intermittent stream and a replication area. Revised plan (addressed CONCOM's to be stamped by the engineer) was presented to the Commission. The proposed house is being built on the lot (sub-divided recently) on Kelley Street. East side of the lot has wetlands areas. There is a channel that must have been built when the sub-division was built. The proposed project (construction of the house and the driveway) will be outside the 25 feet no-disturb zone although some of the areas are within the 50 feet buffer. There will be a stream crossing at the narrowest point of the channel and a culvert will be built over the channel. There is a replication area of 348 Sq. Ft. The limit of work is represented by blue and pink lines in the submitted plans. Run-off from the building will be captured through the infiltration basin and will be discharged into the ground. Mr. Salvucci

asked about ground water separation option in the device. The applicant was requested to submit the storm water report check list, test pit results, existing and adjacent soil conditions (match the O and A layers), culvert construction phase outline describing a process to protect the stream (with sheet piles etc.), location of the banks. The Agent suggested having plantings on either side of the driveway, and stone pavers or pervious pavement. Mr. Travalini suggested using granite markers, for the replication area, submit a plan provided by a wetland scientist. The revised plan should show the location of the banks and the cross-over. Mr. Salvucci added that a plan should be provided detailing the construction phase to protect the stream. There was some discussion about soil profiles in the project area. The applicant will appear before the Commission with revised plans reflecting all the comments made by the Commission.

**Motion made by Mr. Travalini to continue Kelly Street Lot 32 (DEP# 216-0846) to May 28, 2015 meeting at 7:45 P.M., seconded by Mr. McKay. Unanimous.**

### **Discussions**

**Discussion #1- 2 Lantern Lane (DEP # 216-0844) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping and driveway: review of findings and conditions for order of conditions-** The Agent reiterated stressed on point eleven in the Order of Conditions asking the applicant to plant native shrub at the toe of the septic system. She stated that no pesticides, herbicides, fungicides, and insecticides are permitted within the buffer zone and to use slow release organic granular fertilizer.

**Motion made by Mr. Travalini to issue Order of Conditions for 2 Lantern Lane (DEP# 216-0844) as shown on the plan dated May 14, 2015 with the amendment of condition eleven to remove the sentence referring to the sentence “Location of shrubs depicted on plan titled Septic System Design Plan by McIntyre Engineering, dated January 19, 2015, revised 2/13/15 shall be located as discussed above in condition #10.”, seconded by Mr. McKay. Unanimous.**

**Discussion #2 – Review recent activity for soil testing in buffer zone at Village Street properties #259, 261, 261R, and 263 with some access and testing on 257 Village Street (Coneco)-** There was discussion on the issue of construction operators not knowing the difference between wetlands and uplands while moving construction equipment through wetlands. Ms. Graziano stated that after any soil testing, the area needs to be filled, graded, and seeded again and expressed that this responsibility should be undertaken by the property owner. Members agreed that there are no regulations addressing these issues. Members requested Ms. Graziano to draft a letter to the applicant to remove the logs from the test pits, seed it and bring the area back to existing conditions. This letter will be drafted on behalf of Medway CONCOM.

**Discussion#3- Vote to approve 4 hours per week additional for Agent from the wetlands protection AC fund-** The current working hours of the CONCOM Agent, Ms. Graziano is 26 hours. She had requested an additional four hours to add to her current schedule to handle the heavy influx of projects in Medway. There was some discussion about the budget allocation for the Agent’s payroll. Mr. Travalini stated that the Commission will rely on Ms. Graziano’s recommendation on the number of hours needed to handle the



current work load. Members agreed that Ms. Graziano will bring in a recommendation to the Commission at the next CONCOM meeting.

**Discussion #4- 0-R First Colony Drive Map 6 Lot 29 (behind 161/163 Summer Street) – Ratify the issues Emergency Certification for removal of beaver dam after trapping of beavers** The above mentioned area is part of an easement that is part of 161 Summer Street. It is a swamp area and the area has beaver issues. An emergency order was issued on April 30, 2015 to remove the beaver dam with conditions. **Motion made by Mr. Travalini to ratify the emergency order, seconded by Mr. Salvucci. Unanimous.**

**Chair Report:**

**Village Street Canoe Launch**- Mr. Travalini met with Ms. Tina Wright, Open Space Committee to look into the option of Canoe launch. He stated that the current Order may not have to be amended in order for the work to continue to depend on the scope of the work. Proposed plan includes picnic benches and maple trees in the area. Ms. Graziano stated that she received an interest from an Eagle Scout member to do similar work in the area. Due to age limit requirement, the Eagle Scout member requested if he could start the work before presenting it to the Commission. The members agreed to allow the Eagle Scout member to commence the work after receiving the Agent's approval. Mr. Travalini asked that the member should meet with him to explain the nature of the proposed work.

**Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. Salvucci@ 10:45 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the May 14, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **3 Cardinal Circle- (DEP 216-491 proposal for construction of single family dwelling, driveway, landscaping, and utilities-**

- Copy of WPA Form 5 – Order of Conditions

#### **12 R Fisher Street- (DEP # 216-0654) construction of sub-division road and storm water management system-**

- Copy of WPA Form 8A- Request for Certificate of Compliance
- Copy of letter/memo from Foist Engineering dated April 17, 2015.
- Attachment #1 dated July 14, 2005 (prepared by Barbara J. Thisell)

### **Public Hearings:**

#### **Continued Notice of Intent (4/23/15)- Reconstruction of Route 109 (DEP # 216-0848)- Proposal to expand existing roadway with wetlands replication Plan titled, “ Massachusetts Department of Transportation Highway Division, Plan, and Profile of Main Street (Route 109)” Supplemental Documents Notice of Intent-**

- Copy of memo dated May 2105 on Route 109 Improvements and Choate Park Access Road from Thomas Holder, Medway DPS Director.
- Copy of a letter to MassDOT Environmental Services (dated October 30, 2013) from Town of Medway Board of Park and Recreation Commissioners.
- Copy of Evaluation of Alternatives memo from Nover-Armstrong Associates, Inc.
- Copy of memo from Nover- Armstrong Associates, Inc., containing the responses to CONCOM’s comments pertaining to the NOI for the reconstruction of Route 109

#### **Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert) –**

- Copy of Application Summary dated March 12, 2015.
- Copy of Simplified Wildlife Habitat Evaluation from B & C Associates Inc. dated April 22, 2015.
- Copy of Kelley Street Wetland Replication schedule from B & C Associates.

## **Discussions**

### **Discussion #1- 2 Lantern Lane (DEP # 216-0844) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping and driveway: review of findings and conditions for order of conditions-**

- Copy of Medway Order of Conditions – Part II- Findings and Conditions under the Medway General Wetlands Protection Bylaw.

### **Discussion #2 – Review recent activity for soil testing in buffer zone at Village Street properties #259, 261, 261R, and 263 with some access and testing on 257 Village Street (Coneco)-**

- Revised Delineation Plans (Coneco Engineers and Scientists) for 259, 261, 261R, and 263 Village Streets.
- WPA Form 4A- abbreviated Notice of Resource Area Delineation.
- Copy of ANRAD Peer Review Report – Eco Tec, Inc.

## **Chair Report:**

**Village Street Canoe Launch-** Copy of email from Ms. Tina Wright dated May 12, 2015.



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**June 11th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on June 11th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Scott Salvucci, Brian Snow, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Called to order at 7:35 P.M.
- CONCOM Chair, Mr. Travalini asked the members of the board if there are any additional items to be added to the agenda

There were none.

- **Approval of Minutes of 3/26/15 and 5/6/15**

**Motion was made by Mr. Travalini to approve the minutes from March 26, 2015 meeting, seconded by Mr. Salvucci. Mr. Snow abstained.**

**Motion was made by Mr. Travalini to approve the minutes from May 6, 2015 meeting with a correction made to Ms. Christine's last name, seconded by Mr. Snow. All were in favor.**

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

- **9 Howe Street – DEP # 216-0840- Construction of addition to existing single family home with new deck**

**The applicant was present. The Agent noted that the** applicant complied with the five plantings requirement within the Order of Conditions, erosion controls have been removed, and the area is stabilized. She noted that the proposed work in its entirety is in compliance.

**Motion was made by Mr. Travalini to issue certificate of compliance for 9 Howe Street (DEP# 216-0840), seconded by Mr. McKay. All were in favor.**

- **12R Fisher Street – DEP File # 216-0654 Construction of sub-division road and storm water management plan-**

**Motion was made by Mr. Travalini to continue DEP# 216-0654 to June 25, 2015 meeting at 7:30 P.M., seconded by Mr. Snow. All were in favor.**

- **16 Little Tree Road-DEP# 216-0458- construction of subdivision and single family home**

The applicant was informed of this item on the agenda. The Agent did not receive any communication from the applicant requesting a continuation. CONCOM members expressed that there are inconsistencies in the location of wetland lines and key details on the retaining walls are absent. A survey must be conducted to locate and flag the wetland lines. It must show the correct location of the road and other components of the project.

**A motion was made by Mr. Snow to deny the Certificate of Compliance for (DEP# 216-0458), 16 Little Tree Road for the reason that the Commission cannot locate the features and retaining walls as they sit within the wetlands, seconded by Mr. Travalini. All were in favor.**

## **Public Hearings**

### **Notice of Intent 27 Charles Street (DEP# 216-0853) - construction pool, addition, deck within the riverfront area and bordering vegetated plan wetland**

Ms. Joyce Hastings from GLM Engineering was present at the meeting as the property owner's representative and the property owners were present. Ms. Hasting presented the proposed project to the Commission. She stated that the house built in 1820 is located at the end of Charles Street adjacent to Charles River. The proposed work will occur outside the flood zone and all the construction activity will occur in the open lawn area. She noted that the applicant agreed to remove the Japanese Knotweed as suggested by the Agent. The Agent reported her comments have been addressed. A site walk was scheduled on June 15, 2015 at 6:00 P.M.

**A motion was made by Mr. Travalini to close the hearing for 27 Charles Street (DEP# 216-0853). Order of Conditions will be made available at the June 25, 2015 meeting, seconded by Mr. Snow. All were in favor.**

### **Continued Notice of Intent (4/23/15, 5/14/15)- Reconstruction of Route 109 (DEP # 216-0848)- Proposal to expand existing roadway with wetlands replication Plan titled, " Massachusetts**

**Department of Transportation Highway Division, Plan, and Profile of Main Street (Route 109)”**  
**Supplemental Documents Notice of Intent**

Medway DPS Director and Project Manager, Mr. Tom Holder was present at the meeting with Jeff Howe, Peterson Engineering, wetland Scientist, Art Allen, Route 109 Committee Chair, and Mr. Dennis Crowley. Narrative and revised set of plans addressing CONCOM comments were submitted. Ms. Graziano reported that she approved the planting plan. The applicant agreed to restore the Riverfront area though re-seeding with the appropriate seed approved by the Commission and/or the Agent. This is the first bio-retention area in the Town of Medway and the Agent noted that DEP though this was an appropriate mitigation for loss of Bordering Land Subject to Flooding. CONCOM member, Mr. Salvucci suggested that the Town must be provided with an O & M plans to maintain the bio-retention areas. The applicant agreed. It was noted that if available, existing soil that's being removed will be used for replication area. CONCOM and/or the Agent must be informed of the specifications and source of the soil material if soil amendments are brought in from outside and there will be conditions set forth in the Order noting the requirements for importing of fill from outside sources and that any new soil material should be free of any invasive species. However, this is not easily achieved, so monitoring may be required post construction. In the replication area plan, Section AA of Page 194, correction/update should be made where it says, “see #3 or November 3”. Ms. Graziano reiterated that the Commission is not approving the wetland flags at this meeting. The draft version of the order of conditions will be submitted for the Commission's review and approval. They approved document will be issued at the June 25, 2015 meeting.

**A motion was made by Mr. Travalini to close the hearing for reconstruction of Route 109 (DEP# 216-0848) Notice of Intent, seconded by Mr. Salvucci. All were in favor.**

**Continued (2/12/15, 3/26/15, 4/23/15) ANRAD- Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map8 Lot 19, Map9 Lot 58, Map8 Lot 16, Map19 Lot005, Map14 Lot5 (DEP# 216-841)- Proposal to review wetlands delineation line**

Mr. Paul DeSimone of Colonial Engineering was present at the meeting to discuss this agenda item as the applicant representative. Wetland scientist, Mr. Art Allen, Bridget Graziano, and Mr. Simmone conducted a site visit. Mr. Allen noted in his report that there is an area under the power lines that has not been inspected and he requested that the applicant delineate this line if planning to proposed work within this area. Mr. Simmone asked if an amended ANRAD could be filed for the fifteen flags. Mr. Travalini said that a filed ANRAD cannot be amended and that a separate ANRAD must be filed for the fifteen wetland flags. The Agent stated that an amended ANRAD could be filed but abutters should be re-notified for a new hearing date and a new legal notice generated for the paper. A letter should be submitted to CONCOM stating about the additional area. Depending on the funds available in the contract with Mr. Art Allen, Commission will determine if a re-visit to the site can be done. As part of the contract, the Commission will conduct a site walk with Mr. Allen after all the flags have been identified. Mr. DeSimone stated that after the approval of the ANRAD, a vernal pool specialist will be hired to identify any potential vernal pools in the project area.

All the resources areas that were not flagged shall be included in the NOI application. ORAD will not approved Vernal Pool locations based on Mr. Allen and the Agent's recommendation for time of year requirements.

**A motion was made by Mr. Travalini to continue (DEP# 216-841) to July 9, 2015 meeting at 7:45P.M., seconded by Mr. Snow. All were in favor.**

**Continued (3/26/15, 4/9/15, 4/23/15, 5/14/15) Notice of Intent- Kelley Street Map 49 Lot 32 (DEP# 216-0846)**

Mr. Andrews from Andrews Survey Engineering was present at the meeting with J.P. Connolly representing, the applicant Mr. Cory Finklestein. Mr. Connolly presented the proposed work proposed is to build a single family unit and the wetland crossing. He noted the culvert is 20 ft. long and the opening will be 9.5' and will be custom built. Roof run-off will be captured into a dry well, infiltration basin or other unit for capturing stormwater approved by the Agent and/or the Commission. The Commission asked about the ground water level. Mr. Connolly reported that it varies in the project area but in general it is high. Vegetated buffer filter strip will use the existing ground. The disturbed area will be replicated. Mr. Salvucci noted his concerns for bank stabilization. Mr. Connolly stated that the banks will not be affected during construction. However, they will install the proper protection during construction as prescribed by the Agent. This will prevent the banks from over flowing during larger flows. The Commission noted that Any soil fill that will be brought into the project area will have to be approved by the Commission and/or the Agent prior to fill being brought onto the site. For most part wetland replication will be completed through soil translocation. If needed, soil amendment will be brought in but it is not anticipated. Stabilization around the banks must be shown on the plans. Siltation fence will be provided in the replication area. Four bounds shall be provided at WFB58 (at 25' buffer), 58AR (at 25' buffer), 60AR (southern one at the limit of work), 61AR (at the limit of work). Revised plans must address and indicate all the points discussed at the meeting. Calculations showing the sizing of the chamber must be shown on the plans. Pt. 3.04 must address the dewatering issue. Hearing will be closed after the final plans are submitted.

**A motion was made by Mr. Travalini to continue DEP# 216-0846 to June 25, 2015 meeting at 7:45P.M., seconded by Mr. Snow. All were in favor.**

**Notice of Intent John Solari – 25 Javar Road (DEP# 216-0850) - Proposal to construct a 5000 sq.ft. Commercial Building with associated storm water management system**

The applicant Mr. John Solari was present at the meeting with the project engineer Mr. David Faist as his representative. A site walk had been conducted by Ms. Graziano (Agent), Mr. McKay and Mr. Travalini on June 3, 2015. Due to long term compaction, the soil is impervious in some portions of the lot. The Agent noted that a portion of the lot is mapped urbanized soils. CONCOM considers the proposed project as considerable improvement to the site compared with the current condition. A 75 foot no-touch waiver was

awarded to the applicant for work within 75' of Bordering Vegetated Wetland within a Zone II. The applicant's representative stated that because of site constraints an oil separator will be used as part of storm water management system. The applicant must present the findings of CONCOM to the Zoning Board of Appeals.

**A motion was made by Mr. Travalini to close the hearing for (DEP# 216-0850) 25 Jayar Road, seconded by Mr. Snow. All were in favor. Order of Conditions will be discussed at the June 25, 2015 CONCOM meeting.**

**Continued (5/28/15) Notice of Intent Tri-Valley Commons- 72 Main Street (DEP# 216-0852)- Proposal to construct three commercial buildings with associated parking lots, utilities, landscaping, and storm water management system**

Mr. John Kucich of Bohler Engineering was present at the meeting as the applicant's representative. Mr. McKay and Mr. Travalini conducted the site visit on June 3, 2015. Mr. Kucich reported that CONCOM's earlier comments were addressed by the applicant and a revised Operations & Maintenance plan was submitted. He stated that the property owner will be responsible for maintaining the buildings and the lot and that contact information of the person responsible for the maintenance of the property will be included in the O & M plan. The Commission asked about the sizing of the Stormceptor in order to meet the stormwater standards. Mr. Kucich stated that this has been done. The Commission noted that the embankment of the stormwater basin must be mowed to prevent the growth of vegetation. A condition will be included in the Order of Conditions describing the mowing plan for the property. With the discussion points included, the updated O& M plan and the mowing plan will be submitted to CONCOM Agent, Ms. Graziano.

**A motion was made by Mr. Travalini to close the hearing for DEP# 215-0852, 72 Main Street Tri-Valley Commons, seconded by Mr. Salvucci. All were in favor. Order of Conditions will be available at the June 25, 2015 CONCOM meeting.**

**Discussions**

**Discussion #1- Vote findings for West Street and Main Street reconstruction with Intersection and storm water management system (Town of Bellingham and Town of Medway ) DEP# 216-0851**

The draft Order of Conditions was submitted to CONCOM members for review and discussion. CONCOM member, Mr. Salvucci noted that conditions #11 and #13 are similar. Conditions #12 and #14 are similar. Condition # 13 should be modified to read that response will be provided within two hours of any impacts to the wetlands. This was completed by the Agent.

**A motion was made by Mr. Travalini to approve the order of conditions set forth in the Order (dated June 12, 2015) as presented at the meeting, seconded by Mr. Snow. All were in favor.**



**Discussion #2 – Vote to increase Agent (9 hours) per week to (35 total hours) per week and additional for Agent from the Wetlands Protection AC Fund**

**A motion was made by Mr. Travalini to approve the allowable expenditure and use of up to \$16,842.82 of the Wetlands Protection Fund Revolving Account to increase the Conservation Agent position from 26 hours to 35 hours per week, seconded by Mr. Snow. All were in favor.**

**Agent's Report**

**Medway Plaza Site way Inspection**

Ms. Graziano reported about a big hole due to a catch basin collapse behind Anne's Market Place in the Plaza. It's been shut down temporarily by the BOH. Ms. Graziano was requested to visit the site due to the issues with the storm water system (one collapsed, and one completely filled catch basin). These catch basins should be pumped out and replaced. She reported that the plaza's storm water system is connected to the Medway storm water system. There are issues with the roof and floor drains. Storm water system needs to be upgraded and the infrastructure to be brought to the code level.

**Motion was made by Mr. McKay to adjourn the meeting @ 10:55P.M., seconded by Mr. Snow. All were in favor.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the June 11, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **9 Howe Street – DEP # 216-0840- Construction of addition to existing single family home with new deck-**

- WPA Form 8A for 9 Howe Street
- WPA Form 5 DEP 216-0840 Order of Conditions issued October 16, 2014
- As-built site plan titled, “Conservation Filing Plan 9 Howe Street, Medway, Massachusetts”, dated 9/18/14 revised 10/6/14 by Lakeview Engineering Associates

#### **12R Fisher Street – DEP File # 216-0654 Construction of sub-division road and storm water management plan**

No documents were presented

#### **16 Little Tree Road-DEP# 216-0458- construction of subdivision and single family home-**

- Form 8A for 16 Little Tree Road
- Plans titled, “Plot Plan Lot 8 Little Tree Road Medway, MA John Toft” by CEC Land Surveyors, Inc., dated May 15, 2002

### **Public Hearings**

#### **Notice of Intent 27 Charles Street (DEP# 216-0853) - construction pool, addition, deck within the riverfront area and bordering vegetated plan wetland-**

- Agent’s Application Summary
- Notice of Intent prepared by GLM Engineering Consultants, Inc. dated May 21, 2015
- Plan titled, “Proposed Site Plan 27 Charles Street Medway, Masscusetts” by GLM Engineering Consultants, Inc. dated June 5, 2015

#### **Continued Notice of Intent (4/23/15, 5/14/15)- Reconstruction of Route 109 (DEP # 216-0848)- Proposal to expand existing roadway with wetlands replication Plan titled, “ Massachusetts Department of Transportation Highway Division, Plan, and Profile of Main Street (Route 109)” Supplemental Documents Notice of Intent**

- Document titled, “Non-tidal Wetland Mitigation Area” by Nover-Armstrong Associates, dated
- Copy of the letter (construction sequence for Choate Park Access/Bio-retention area/ Riverfront area mitigation construction) from Nover-Armstrong Associates, Inc. to CONCOM members.

- Plans titled, “Massachusetts of Department of Transportation Highway Division Main Street Route 109” by Greenman and Pederson

**Continued (2/12/15, 3/26/15, 4/23/15) ANRAD- Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map8 Lot 19, Map9 Lot 58, Map8 Lot 16, Map19 Lot005, Map14 Lot5 (DEP# 216-841)- Proposal to review wetlands delineation line**

- No supporting documentation was presented at this meeting.

**Continued (3/26/15, 4/9/15, 4/23/15, 5/14/15) Notice of Intent- Kelley Street Map 49 Lot 32 (DEP# 216-0846)**

- Agents application summary, updated 5-14-2015
- wetland filling/ replication document titled, “Lot 1 – Kelley Street Wetlands Replication Schedule, by B&C Associates, Inc.
- Plan titled, “Conservation Plan” by Andrew Survey and Engineering, Inc. dated April 23, 2015 with revision, final revision date for meeting June 4, 2015

**Notice of Intent John Solari – 25 Javar Road (DEP# 216-0850) - Proposal to construct a 5000Sq.ft. Commercial Building with associated storm water management system**

- Draft Order of conditions- Part II by Agent

**Continued (5/28/15) Notice of Intent Tri-Valley Commons- 72 Main Street (DEP# 216-0852)- Proposal to construct three commercial buildings with associated parking lots, utilities, landscaping, and storm water management system**

- Application summary by Agent
- Letter from Bohler Engineering titled, “Notice of Intent DEP 216-0852 Tri Valley Commons Main Street Medway, MA”, dated June 11, 2015
- Plans titled, “Site Development Plans for Thurken III” by Bohler Engineering, dated April 27, 2015 and revised May 7, 2015, May 13, 2015, June 9, 2015

**Discussion #1- Vote findings for West Street and Main Street reconstruction with Intersection and storm water management system (Town of Bellingham and Town of Medway ) DEP# 216-0851**

- Draft Order of Conditions – Part II (dated June 12, 2015). Project Site: West Street / Hartford Ave. Intersection/ Drainage Improvements.

**Discussion #2 – Vote to Agent increase in (9) hours per week (35 total hours) additional for Agent from the Wetlands Protection AC Fund**

- Memo for signatures of the Medway Board of Selectman from Conservation Commission.



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**June 25th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on June 25th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

### **Discussions**

- Call to order at 7:34 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.
- Mr. Travalini requested to add the discussion on Mr. Jim Wheeler's email regarding Town of Medway Master Plan.

**Motion made by Mr. Travalini to add the discussion item to review the email from Medway Master Plan Committee, seconded by Mr. Salvucci. Unanimous.**

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

- **Village Street Drainage work- Proposal for upgrade of existing storm water management for village street-** Mr. Steve Bouley from Tetra Tech was present at the meeting to present the request for the installation of new drainage structure for water quality improvements at two locations. He represented Medway Department of Public Services (DPS). A plan was submitted with the Request of Determination of Applicability to the Commission. The proposal consists of the installation of two catch basins with discharge points to wetlands, rip rap will be added to reduce water velocity. A site visit was conducted by CONCOM Agent and others on May 25, 2015. Ms. Graziano stated that the proposed project will not have a negative impact on the wetlands. A small amount of vegetation (mostly invasive plants) should be removed as part of the project. First location of the proposed work is close to Bellingham town line and the second location 2 between Franklin Street and High Street.

**Motion made by Mr. Travalini to issue a positive 2B & 5, negative 3 determination of applicability for DEP# 216-0840 with the conditions referenced on the application summary**

issued by the Medway CONCOM agent with the additional conditions that ends of the pipes closest to the road be either flared-ins or head walls. The motion was seconded by Mr. Salvucci and it was voted to approve 3-0.

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

- **12R Fisher Street – DEP File # 216-0654 Construction of sub-division road and storm water management plan-** CONCOM requested the property owners of 12R Fisher Street to remove trees and vegetation from the rip-rap areas, that vortex be cleaned of sediment, catch basins be swapped. CONCOM Agent, Ms. Graziano stated that the requested work has been completed.  
**Motion made by Mr. Travalini to issue a certificate of compliance for DEP# 216-0654. The motion was seconded by Mr. Salvucci and it was voted to approve 3-0.**

#### **Public Hearings**

##### **Continued Notice of Intent (4/23/15, 5/28/15)-13 & 15A Fisher Street Map 45 Lot 039/041: The Haven Subdivision (DEP# 216-0847)-**

**Motion made by Mr. Travalini to continue 13 & 15A Fisher Street Map 45 Lot 039/041 (DEP# 216-0847) to July 9, 2015 CONCOM meeting at 7:45P.M.. The motion was seconded by Mr. Salvucci and it was voted to approve 3-0.**

**Continued (3/26/15, 4/9/15, 4/23/15, 5/14/15) Notice of Intent- Kelley Street Map 49 Lot 32 (DEP# 216-0846) –** Mr. JP Conley from Andrews Survey and Engineering, Inc. was present to represent the applicant. He would be available to address comments and concerns from CONCOM that were discussed during the public hearing on June 11, 2015. Mr. Conley stated that the revised plans added the locations of the proposed bounds, in the locations discussed at the hearing on June 11, 2015. He stated that the Commission's request to provide additional information regarding the stabilization of the existing stream within the proposed concrete culvert has been addressed. The revised plan includes modified construction sequence. The intent is to stabilize the existing stream bed prior to constructing the footing for the reinforced concrete culvert. The interior of the culvert will be backfilled manually by placing gravel in the excavated area. He stated that the banks will not be disturbed. Mr. Salvucci asked about erosion control blankets to stabilize vegetation since the proposed work will disturb areas along the banks. Mr. Conley stated the area will be loamed and seeded.

**Motion made by Mr. Travalini to close the hearing for Kelley Street DEP# 216-0846. The motion was, seconded by Mr. Salvucci and it was voted to approve 3-0.**

**Continued Abbreviated Notice of Resource Area Delineation (5/28/15) - Exelon 9 Summer Street and 34 West Street (DEP # 216-0849)-**

**Motion made by Mr. Travalini to continue (DEP# 216-849) to July 9, 2015 CONCOM meeting at 7:45PM at the request of the applicant. The motion was seconded by Mr. Salvucci and voted to approve 3-0.**

**Continued Notice of Intent (5/28/15)- 257 Village Street (DEP# 216-832) Proposal to install an e-one pump unit, force main, and sewer manhole structure – Since the scope is expanded, notification will be sent out to the abutters and**

**Motion made by Mr. Travalini to continue (DEP# 216-832) to July 23, 2015 CONCOM meeting at 7:45PM at the request of the applicant. The motion was seconded by Mr. Salvucci and voted to approve 3-0.**

**Discussions**

**Discussion #1- Request for amendment to the order of conditions (DEP# 216-0818) for Village Street Drainage Improvements – Brundage Corner- Mr.**

Steve Bouley from Tetra Tech was present to represent the DPS where he discussed the request to amend the Order of Conditions DEP 216-0818 with the Commission. The previously approved original Order of Conditions included the replacement of an existing culvert headwall and existing drainage infrastructure. Due to issues acquiring access easements from the abutting property owners, the headwall is not able to be replaced as previously approved. Therefore, a new plan has been developed which proposes to repair the existing field stone wall will be repaired. The proposed drainage infrastructure will be re-routed to the downstream side of the culvert. In the new proposal, catch basins with drop inlets with 2ft. sumps will be built. Drainage will be discharged to the downstream end of the culvert. Mr. Salvucci suggested that the end of the pipe should be flared. Mr. Travalini suggested that the drop inlets be cleaned at frequent intervals because the catch basin is shallow (2 feet) compared to the regular 4 feet. He asked that a short (one page) Operations and Maintenance Plan be prepared and submitted to the Commission. It was agreed that an annual report will be submitted to the Agent indicating that cleaning of inlets have occurred twice during the year. Report must include the days and times the inspections were made.

**Motion made by Mr. Travalini to issue an amendment to the order of conditions DEP# 216-0818 as per revised plans with the additional condition that a one page O&M plan be provided with maintenance for the catch basins and two drop inlets. A written report must be submitted to CONCOM every year indicating that the drop inlets have been cleaned. The following conditions have been amended:**

- **Amend condition 26- replace straw wattles with compost socks**
- **Amend condition 38- the applicant shall use siltation curtains to prevent sedimentation from construction downstream**

- Amend condition 39- no use of siltation fencing within sensitive area as prescribed by the Agent and/or the Commission
- Add condition 40- this order does not approve any fill, alterations or dredging of BVW's under 310 CMR 10.55, seconded by Salvucci. Unanimous.

**Discussion #2- Reconstruction of Route 109 (DEP# 216-0848) Proposal to expand existing roadway with wetlands replication-** CONCOM Agent, Ms. Graziano stated that only wetland flags 203-207 are approved under this order of conditions. The other flags are not approved at this time since they conflict with another abutting project. There was discussion about making amendments to the conditions that were submitted to the Commission for their review.

**Motion made by Mr. Travalini to approved the proposed project under the DEP# 216-0848:**

The Commission hereby finds that the work proposed for construction of intersection improvements, drainage improvements including a bio-retention area and wetlands replication for loss of wetland resource due to roadway improvements (includes some grading) within Bordering Land subject to flooding, bordering vegetated wetlands and riverfront (0-200'), during the public hearing process the applicant has presented evidence sufficient to demonstrate that the proposed activity shall have no impact on this wetland resource and meets the provisions under 310 CMR 10.05 (6) (b-k), 310 CMR 10.57(4). 310 CMR 10.58 (4) and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.03 bordering land subject to flooding, and Section4 and that this project is considered a limited project under 310 CMR 10.53 (3)(f). 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 MA Wetlands Protection Act and the Medway General Wetlands Protection Bylaw; additionally, the Medway CONCOM 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; and that Commission has only approved wetland flags 203-207 under this order of conditions. The motion was seconded by Mr. Salvucci and was voted to approve 3-0.

**Discussion#3- 25 Jayar Road (DEP# 216-0850)- Proposal to construct a 5000 s.f. Commercial Building with associated storm water management system-** Ms. Graziano stated that the Order of conditions have been revised based on comments from CONCOM Chairman, Mr. Travalini.

**Motion made by Mr. Travalini to approved the proposed project under the DEP# 216-0850, Statement and Vote:**

- The lot consists of an old degraded parking lot and some forested areas within BVW's with an associated 100' buffer zone under the Medway General Bylaw Article XXI. The Commission voted accept the proposed development be considered re-development under the storm water



management standards based on field visits noting the area to be impervious (long term compaction of old asphalt and other materials) and NRCS soils mapping noting portion of the lot as urbanized soils. The Commission considers this proposal an overall improvement of the current condition of the site and the applicant has met the requirements to the maximum extent practicable.

- Additionally, the Commission has agreed to waive the depth to groundwater requirement minimum depth of 2' for separation for the recharge system (under standard #3) due to site constraints and use of oil/grit separator instead of the required alternative treatment options for lands designated critical area under Standard #6. Again the Commission considers this an overall improvement of the existing conditions as it relates to storm water drainage and groundwater protection. Additionally, the Commission agreed to waiver the 25'; no disturb set back and the 75' no build setback for areas located within a Zone II, groundwater overlay district or an ACEC as requested in the letter from the applicant's representative, David Faist, dated June8, 2015.

**Findings:**

- Submitted documents consist of (a) NOI application- by Faist Engineering, received by CONCOM on May 14, 2015, (b) site plan titled, " Site Plan 25 Jayar Road 5000Sq. Ft. Commercial Building, Medway, MA" by Faist Engineering dated October 16, 2014, revised 12/22/2014, 5/12/2015. 6/8/2015, (c) Storm water report site plan 25 Jayar Road 5000 Sq. Ft. Commercial Building John's Auto Body, Medway, MA, dated October 20, 2014 revised May 12, 2015, (d) "Construction Period Erosion and Sediment control storm water pollution prevention plan by Faist Engineering", dated June 2015, (e) "Storm water management system long term operations and maintenance plan" by Faist Engineering, dated June 2015.
- The Commission hereby finds that the work proposed for construction of new accessory building for the operations of John Auto Body, sand filter for metal roof, storm water management system within 100' of a BVW, land under high potential pollutant load and Zone II, during the public hearing process 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) and (3) and 310 CMR 10.05 (6) (k-q), and Medway General Bylaw Article XXI regulations and performance standards under section 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 CONCOM 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 with the NOI 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 NOI, the conditions shall control. The motion was seconded by Mr. Salvucci and was voted to approve 3-0.

**Discussion #4- 27 Charles Street (DEP# 216-0853) - construction pool, addition, deck within the riverfront area and bordering vegetated wetland-** Ms. Graziano stated that Mr. Travalini's comments on the submitted Order of Conditions have been addressed.

**Motion made by Mr. Travalini to approved the proposed project for 27 Charles Street under the DEP# 216-0853:**

- The Commission hereby finds that the work proposed finds that the work proposed for demolition of the existing single family home and then the construction of an new single family dwelling, new decks and porches, expansion of driveway (gravel only), storm water improvements (cultic chambers and infiltration swale), mitigation in the form of improvements for wildlife, riverfront area, and buffer zone, 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 10.05(4), and 310 CMR 10.57(4)(a) 1, 2, 3, 310 CMR10.58 (4) and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.04 and 5. Additionally, the applicant demonstrated that the proposed work within the 0-100' of the Riverfront Area will be mitigated for in the form of native plantings and invasive species removal to meet performance standards under 310 CMR 10.5.
- 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.** The motion was seconded by Mr. McKay and was voted to approve 3-0.

**Discussion#5- Tri-Valley Commons- 72 Main Street (DEP# 216-0852)- Proposal to construct three commercial buildings with associated parking lot, utilities, landscaping and storm water management system-** A copy of the order of conditions was submitted to the Commission. Members went through the conditions and made changes to some conditions. In Condition 64a, "Roadway" is replaced by "Parking Lot.". In Condition 94, "hay bales" should be replaced by "straw bales."

**Motion made by Mr. Travalini to approved the proposed project under the DEP# 216-0852 with the following conditions:**

- The Commission hereby finds that the work proposed for construction of new commercial development with associated parking, landscaping, utilities, and storm water management system within 100' BVW during the public hearing process 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) and (3) and 310 CMR 10.05 (6) (k-q), and Medway General Bylaw Article XXI regulations and performance standards under Section#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 MA Wetlands Protection Act and the Medway General Wetlands Protection Bylaw.
- Additionally, the Medway CONCOM 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 NOI 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 NOI, the conditions shall control. The motion was seconded by Mr. Salvucci and was voted to approve 3-0.

**Discussion #6 – Vote to Agent increase in (9) hours per week (35 total hours) additional for Agent from the Wetlands Protection AC Fund- met with selectman-**

Motion made by Mr. Travalini to approve and authorize Town of Medway to utilize up to \$23,000 from Wetlands Protection Bylaw fund account to increase the Conservation Agent position working hours to 38 hours per week, for State Fiscal Year 2016. The motion was seconded by Mr. Salvucci and was voted to approve 3-0.

**Discussion #7- Review of ANRAD process (general/related to permitting)** – There was discussion on the ANRAD process. At the June 11, 2015 CONCOM meeting there was a discussion on the question whether CONCOM can require an ANRAD filing applicant to have all wetland resources delineated on the site. The Agent stated that CONCOM cannot ask the applicant to delineate all the wetland lines. She said the Commission could debate between intermittent and perennial streams under the ANRAD but cannot force the applicant to delineate all the wetland lines on a parcel, if the applicant does not want to. CONCOM Chairman, Mr. Travalini stated that based on the type of the proposed project, it is reasonable for CONCOM to ask the applicant to delineate all the lines be it wetlands, vernal pools, and/or intermittent pools. The entire ANRAD will be deemed inaccurate if all the necessary lines are not delineated. This approach will give CONCOM better tools to guide the applicant in successfully implementing the project. Mr. Snow expressed similar thoughts at the June 11, 2015 meeting. Ms. Graziano said the ANRAD is meant to inform the developers about the presence of wetlands/vernal pools/intermittent streams that might affect the progress of the project. Mr. McKay stated that the applicants cannot be forced to delineate all the lines if it does not result in adversely impacting the wetlands.

**Discussion #8- Review of email from the Town of Medway Master Plan Committee-** Mr. Travalini and the Agent, Ms. Graziano received an email from Jim Wieler of the Medway Master Plan Committee. The letter includes four action items/ goals (provided below):

- Increased Visibility and public access to Conservation Land as appropriate through signs and parking;
- Establish additional Conservation land to protect water shed vegetation and wild life;
- Expand GIS system to provide access to computer network and multiple Boards and Departments;
- Document any encroachment on town owned lands and notify abutters

Committee requested CONCOM to show how the Commission is working towards achieving the above goals. Mr. Travalini stated that a response should be drafted to Mr. Wheeler informing that CONCOM's comments will be provided in October/November 2015 because of a very busy schedule.

**Additional Discussion added as a request:** Tony Biocchi was present at the meeting to inform the Commission on the status of DEP# 216-711. Mr. Biocchi stated that the super ceding order for DEP# 216-711 is valid until August 2015. Due to some illegal dumping activity, a fence has been built. That fence has been knocked down. Mr. Biocchi will be working on cleaning the area and convert into a camp. A recreational vehicle will be brought into the area. Ms. Graziano asked Mr. Biocchi to file for an extension/amendment by July 23, 2015 since the current Order of Conditions will expire August.

**Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. Salvucci @ 10:00 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

## **Documents Presented at the June 25, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

### **Village Street Drainage work- Proposal for upgrade of existing storm water management for Village Street**

- Copy of the order of conditions.
- Copy of Application Summary.
- Copies of the WPA1 Form 1
- Copy of the plan

### **12R Fisher Street – DEP File # 216-0654 Construction of sub-division road and storm water management plan-**

- Item is a continuance. No new material was presented at the meeting.

### **Continued (3/26/15, 4/9/15, 4/23/15, 5/14/15) Notice of Intent- Kelley Street Map 49 Lot 32 (DEP# 216-0846)-**

- Copy of a letter from Andrews Survey & Engineering, Inc. addressing the comments and concerns from CONCOM
- Copy of the application summary.
- Copy of the proposed plan.

### **Discussion #1- Request for amendment to the order of conditions (DEP# 216-0818) for Village Street Drainage Improvements – Brundage Corner -**

- Copy of Tetra Tech letter with the reason for modification of the existing order of conditions.
- Copy of revised plan showing the modification.

### **Discussion #2- Reconstruction of Route 109 (DEP# 216-0848) Proposal to expand existing roadway with wetlands replication –**

- Copy of the order of conditions.

### **Discussion #3- Notice of Intent John Solari – 25 Javar Road (DEP# 216-0850) - Proposal to construct a 5000Sq.ft. Commercial Building with associated storm water management system-**

- Copy of the order of conditions- Part II (Findings and Conditions under Medway General Wetlands Protection Bylaw).

**Discussion#5- Tri-Valley Commons- 72 Main Street (DEP# 216-0852) Proposal to construct three commercial buildings with associated parking lot, utilities, landscaping and storm water management system-**

- Copy of the order of conditions with 130 conditions included.

**Vote to Agent increase in (9) hours per week (35 total hours) additional for Agent from the Wetlands Protection AC Fund-**

- Copy of CONCOM memo to the Medway Board of Selectman.



## MEDWAY CONSERVATION COMMISSION MEETING

Sanford Hall, Town Hall  
155 Village Street, Medway, MA 02053

7:30 P.M.

### Minutes

July 9, 2015

**Members Present:** David Travalini, Brian Snow, Scott Salvucci

**Staff Present:** Bridget R. Graziano, Agent

**Members Absent:** Ken McKay

**Guests:** Norman Hassellbarth, Russell Wheeler, Paul DeSimone, Mounir Tayara, Jeremy Fennell, David Dahlheimer, Kurt Schaefer, Donna Hainey, Cindy Malinak, Dan Strachan

**7:30 p.m.**

Call to order at 7:33PM

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

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

None were requested.

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

- **8 Shaw Street RDA -15-11 Proposal to construct a deck** – Mr. Wheeler was present as the property owner to present his proposal to construct a deck. The Agent noted this is a request for an after-the-fact permit **and the deck has already been** constructed. She reported the proposed project was outside the 100' buffer zone but within the 200' Riverfront Area and 100 year flood plain. The Commission noted that permits are required prior to construction. Mr. Travalini moved to issue a positive 5 and negative 3 with no conditions since the project was complete and there were no effects to the riverfront or flood plain. Mr. Snow seconded and it was voted to approve 3-0.
- **10 Stallbrook Road RDA-15-12 Proposal to install a replacement septic system** – Mr. Gordon of Thunderchase Environmental was present as the applicant representative. Mr. Gordon presented the proposal for the installation. The Agent reported that there were locations within the buffer zone that had been used for dumping of lawn clippings. Most of the lawn clippings were removed but some were in decomposition and left, as removal would cause additional damage to sensitive areas. The Commission requested that the applicant plant Sweet Pepperbush (*Clethra alnifolia*) along the edge of disturbance to prohibit the further dumping of materials into jurisdictional areas and a small sign noting no dumping. Mr. Travalini moved to issue a Positive 2a, 5 and Negative 5 Determination with the conditions of erosion controls, no stockpiling within the Commission jurisdiction, addition of plants and signage. Mr. Snow seconded and it was voted to approve 3-0.

## Request for Certificate of Compliance

- **6 Little Tree Road- DEP 216-0458 Construction of subdivision and single family homes (this includes the road and stormwater management) request to remove single family home from Order of Conditions:** Donna Hailey was present as the property owner. The Agent reported she completed the site visit to the property with Ms. Hailey and found the single family home was construction in the approved location. However, it should be noted the stormwater management system was not operational and not completed. The Agent recommended that a partial be issued to release only 6 Little Tree Road from the Order of Condition DEP 216-0458. It was also noted that there was an outstanding Enforcement Order issued to 2 Little Road property owners, but although the violation affected 6 Little Tree Road, there was no enforcement issued to 6 Little Tree Road. Mr. Travalini moved to grant a partial Certificate of Compliance for DEP #216-0458 for only the construction of the single family home at 6 Little Tree Road. Mr. Snow seconded and it was voted to approve 3-0.

## Public Hearings

### **Continued (2/12/15, 3/26/15, 4/23/15) DEP #216-0841 Abbreviated Notice of Resource Area Delineation – Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map 8 Lot 19, Map 9 Lot 58, Map 8 Lot 16, Map 19 Lot 005, Map 14 Lot 5**

Mr. Travalini opened the hearing at 8:03PM. Mr. DeSimone of Colonial Engineering was present as the applicant represented and the applicant Mounir Tayara was present. Mr. Travalini requested that it needs to be marked on the plans about the open ended delineation. The request comes from issues with previous projects have areas not marked as wetlands or uplands and then interpretation happens. It was requested that the ANRAD to be complete as possible and areas not considered for delineation should be marked so, such as Vernal Pools. These pools will need to be reviewed and approved prior to any issuance of permit. The Commission requested that Vernal Pools and intermittent stream and perennial stream be reviewed and noted on plans for either the ANRAD or NOI, but no matter what they will need to be reviewed and a determination made on the locations (lines). The Agent noted she is the person who authorizes Art Allen the Peer Reviewer hired by the town of review the wetlands. She will make a determination when he is authorized to make site visits and he should not be contacted directly by the applicant.

Mr. Travalini opened the hearing to public comment.

The Commission requested that the Agent ask if he can delineate now any Vernal Pool locations or if he is not able to make an educated decision.

Mr. DeSimone noted to the commission that Goddard Consulting was hired to review the Vernal Pools.

Mr. Schaefer of Fairway Lane asked a questions regarding the issued with heavy equipment moved through the property many year ago and how do you determine if there are wetlands resources with fill.

Mr. Snow answered the question on fill and alteration of wetlands from disturbance, noting that Mr. Allen is good at reviewing these areas and if necessary the soils can be reviewed through borings of two or three auger holes. Mr. Schaefer remembers the machinery going through specific areas, when Mr. Wickett allowed them to walk the property. He noted concerns at flags, WF 137A and 4-4 abutters concern. Mr. Travalini stated that there could be fill but if it is three to four feet down then it is possible that hydric soils were filled and not discovered and continued to state that wetlands are not determined by presence of water.

Mr. Strachan of Fairway Lane asked if there is a time of year when studies should be conducted. The Commission responded that the ideal time would be March/April but expert could make a determination of species are present at this time, for example Fairy Shrimp, blue spotted salamander, wood frogs. Mr. Snow



noted that there are “off season” signs of the presence of Vernal Pools. Mr. Travalini requested the Agent send these questions to our Peer Reviewer to answer for the abutters, request that if the applicant proposes to expand the delineation area then abutters need to be re-notified and an amended ANRAD submitted, additionally if this is requested the an additional proposal will be needed from Mr. Allen, and the speak with TA about contacting Town Counsel regarding amending the ANRAD. Mr. Travalini move to continue the hearing to the August 13, 2015 meeting at 7:45PM. Mr. Salvucci seconded and it was voted to approve 3-0.

**Continued Notice of Intent (4/23/15, 5/28/15) – 13 & 15 A Fisher Street Map 45 Lot 039/041: The Haven Subdivision (DEP #216-0847) -** Mr. Travalini opened the hearing and moved to continue to the July 23, 2013 meeting at 7:45PM. MR. Salvucci seconded and it was voted to approve 3-0.

**Continued Abbreviated Notice of Resource Area Delineation (5/28/15) – Exelon 9 Summer Street and 34 West Street (DEP File #216-0849)**

Mr. Snow recused himself. Mr. Travalini opened the hearing and noted the Commission does not have a quorum to hold the hearing and must continue to the next meeting. It was noted that Jeremy Fennell of Epsilon was present as the applicant’s representative. Mr. Travalini moved to continue the hearing to the August 13, 2015 (with applicant’s representative’s request). Mr. Salvucci seconded and it was voted to approved 2-1-0.

The Agent asked about choosing a Peer Review consultant, the Commission agreed that the Agent should be in charge of choosing the most qualified and least expensive proposal.

Mr. Snow returned to the Commission as a member.

**Approval of Minutes** – 4/23/15, 5/28/15, 6/11/15, 6/25/15 continued to the next meeting.

## **Discussions**

**Discussion #1 – 16 Little Tree Road issues with Certificate of Compliance request with Mr. Mohka (previous property owner of 16 Little Tree Rd)-**

Mr. Mohka was present as the property previous owner and applicant for a Request for Certificate of Compliance for 16 Little Tree Road, which was previously denied as the house did not seem to have been placed 25’ from the wetland resource. Mr. Mohka was here to find out how to move forward with trying to be granted compliance. The Commission responded by asking for the lot to be re-surveyed now, referencing points like Summer Street or other locations that were present prior to the Little Tree Road Subdivision development. Then overlay the approved plan.

Mr. Mokha asked how this all could happen, that the house is constructed in the wrong location. Mr. Snow responded by stating there is an Order of Conditions recorded on the titled of the property and then the lot sells, and the closing attorney does not recognize the Order of Conditions and then the purchase house goes through and then later a new attorney finds the lien on the deed during another sale. It is important to have the right closing attorney. A lot of times the houses are sold without recognizing the Order on the title.

Mr. Mohka noted that someone from the property and the conservation agent or commission member signed off on the markers.

Mr. Snow noted that there are many permits and inspectional services and sometimes they do not all jive. It is possible there was an issue with the plans from one Department to the next. He noted Commissions no longer have one entire OOC there would be individual Order of Conditions.

The Commission asked that Mr. Mohka to complete the survey as discussed and return with the plan for review by Agent and Commission.

### **Discussion #2 – Meeting with the Open Space Committee**

Mr. Travalini noted he did not receive a call in regards to the Eagle Scout Project at Breshanan's Landing. This has never happened before, there was never an issue. The Agent reported a non-handicapped accessible picnic table was placed at the site and this was not part of the original project since the site was supposed to be gear toward handicapped accessibility. Mr. Travalini asked the Agent contact Mr. Burgess the gentlemen that agreed to help the scout with the

### **Discussion #3- Review of proposed Conservation Land Objectives and Goals**

The Commission reviewed the documents and requested the Agent send documents via email for the Commission to review electronically. They would send edits to the Agent for the next meeting.

### **Discussion #4 – Schedule site visit for ANRAD DEP #216-0841 known as the “Wickett Property”-**

Not Discussed.

### **Discussion #5 - Kelley Street Map 49 Lot 32 (DEP file #216-0846)- Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)-**

The Commission review a draft Order of Conditions for the proposed project. Mr. Travalini moved to approve the proposed project under DEP #216-0846 with the following findings;

The Commission hereby finds that the work proposed for construction of new single family dwelling, addition of town water line and sewer line, construction of driveway with stream crossing, landscaping and wetlands replication (this project includes some grading) within the 100' of a Bordering Vegetated Wetland and the wetland itself, during the public hearing process 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) and (3), 310 CMR 10.05(4), 310 CMR 10.55 (4), and 310 CMR 10.54 (4) and Medway General Bylaw Article XXI Regulations and the performance standards under Section 4 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.

Mr. Snow seconded and it was voted to approve 3-0.

### **Agent Report**

- **Open space work** – (no discussion)
- **Site visits scheduling** – none ( no discussion)

- **54R Adams Street Site Visit** – The Agent reported on her visit to 54 R Adams Street with the Building Inspector, Health Agent and herself to determine the status of the property, as a perspective purchase for the town. The Agent report that in her opinion the purchase of this property would be a huge assest to the town

**Chair Report** – no report

**Adjourn**

Mr. Travalini moved to adjourn. Mr. Snow seconded and it was voted to approve 3-0 at 10:00pm.

**Respectfully Submitted,**

**Bridget R. Graziano, Agent  
Medway Conservation Commission**

## **Documents Presented at the July 9, 2015 Public Meeting**

All documents shall be kept in the Conservation Commission Office files

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

#### **8 Shaw Street RDA -15-11 Proposal to construct a deck**

- Copy of Legal Notice for 8 Shaw Street
- WPA Form 1 submitted by Russell Wheeler for 8 Shaw Street on June 23, 2015 with supplemental materials (photos)
- Application Summary Draft by Agent
- Draft of WPA Form 2 Agents recommendation

#### **10 Stallbrook Road RDA-15-12 Proposal to install a replacement septic system**

- Copy of Legal Notice for 10 Stallbrook Road
- Application Summary draft by Agent
- WPA Form 2 Recommendation of Agent

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

#### **6 Little Tree Road- DEP 216-0458 Construction of subdivision and single family homes (this includes the road and stormwater management) request to remove single family home from Order of Conditions**

- WPA Form 8 A Request for Certificate of Compliance submitted by Donna Hainey
- Quitclaim Deeds for 6 Little Tree Road
- Certified Plot Plan for Lot 3 Speroni Acres, no date (received by Conservation June 18, 2015)
- Plan titled “ Plot Plan in Medway, MA” by CEC Land Surveyors, dated April 25, 2000
- Draft letter to Ms. Hainey

### **Public Hearings**

#### **Continued (2/12/15, 3/26/15, 4/23/15) DEP #216-0841 Abbreviated Notice of Resource Area Delineation – Winthrop Street, Woodland Street, Map 15 Lot 19, Map 15 Lot 1, Map 8 Lot 19, Map 9 Lot 58, Map 8 Lot 16, Map 19 Lot 005, Map 14 Lot 5**

- Copy of Legal Notice
- Email from Colonial Engineering to Agent, dated July 7, 2015
- Email from David Dahlheimer to Agent dated June 26, 2015
- Final Report from Arthur Allen of Eco Tec, Inc, dated July 2, 2015
- Agent and Art Allen Wetlands Delineation Review from April 22, 2015 site visit
- Email from Arthur Allen to Agent and Colonial Engineering, dated June 25, 2015
- Plans Titled, “ Wetlands Plan of Land in Medway, MA” by Colonial Engineering, Inc, dated July 7, 2015

**Continued Notice of Intent (4/23/15, 5/28/15) – 13 & 15 A Fisher Street Map 45 Lot 039/041: The Haven Subdivision (DEP #216-0847)**

No materials presented

**Continued Abbreviated Notice of Resource Area Delineation (5/28/15) – Exelon 9 Summer Street and 34 West Street (DEP File #216-0849)**

- Peer Review Proposal from Ecoterra, dated July 5, 2015
- Peer Review Proposal from Eco Tec, dated June 19, 2015

**Discussions**

**Discussion #1 – 16 Little Tree Road issues with Certificate of Compliance request with Mr. Mohka (previous property owner of 16 Little Tree Rd)**

- Letter from Agent to Kawalijit Mokha, dated June 12, 2015
- Plan titled, “Plot Plan Lot 8 Little Tree Road Medway, MA for John Tofot” by CEC Land Surveyors, dated May 15, 2002

**Discussion #5 - Kelley Street Map 49 Lot 32 (DEP file #216-0846)- Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)**

- Draft Order of Conditions for DEP File 216-0846



## **MEDWAY CONSERVATION COMMISSION MEETING**

**Sanford Hall, Town Hall**

**155 Village Street, Medway, MA 02053**

**7:30 P.M.**

**Minutes**

**August 27th, 2015**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on August 27th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

Mr. Travalini called the meeting to order at 8:13 P.M. without a quorum for the sole purpose of continuing the hearings to the meeting of September 2, 2015.

Request for Determination were continued to 7:30 PM on September 2, 2015

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

- **5 Brookside Road (RDA-16-03) – Removal of trees within riverfront area of chicken brook-**
- **24 Coffee Street (RDA-16-04) Proposal to construct an addition to the existing dwelling (24' x 26')**

### **Public Hearings**

***Continued Public Hearing #1 Notice of Intent (5/28/15, 6/25/15, 7/23/15, 8/13/15) – 257 Village Street (DEP File #216-832)***

Motion made by Mr. Travalini to continue 257 Village Street (DEP# 216-832) to September 2, 2015 special meeting at 7:45PM, seconded by Mr. McKay. Unanimous. (2-0 no quorum)

**Public Hearing#2- Notice of Intent – 259, 261, 261R, 263 Village Street (DEP# 216-8XX)- Proposal to construct an Adult Retirement Community consisting of one main residence building for medical care, 60 assisted living and 56 independent living residential units and 15 attached cottages, 6 detached cottages two storey medical office building and a pavilion with associated wetlands crossings, parking, utilities, lighting, grading, and storm water management system within the 100” buffer zone, bordering land subject to flooding, and the 200” Riverfront area-**

Motion made by Mr. Travalini to continue 259, 261, 261R, 263 Village Street (DEP# 216-8XX) to September 2, 2015 special meeting at 7:45PM, seconded by Mr. McKay. Unanimous (2-0 no quorum)

Due to the absence of a quorum, all the items on the agenda have been moved to the September 2, 2015 Special meeting.

### **Discussions**

**Discussion #1-** 43 and 49 Lovering Street Violation Notice Review of dumping in 0-100' buffer zone of bordering vegetated wetlands -

**Discussion#2-** Review of letter to Conway School for Ecological Study of Briggs Management Area-

**Discussion #3** – 129R Lovering Street – Review of Millstone Adult Retirement Community proposal for irrigation wells and Review of Order of Conditions

### **Agent Report-**

- **Ordering of wetland brochures**
- **165 Main Street violation and letter**
- **Kenney Drive – violation : disposal of mattress in wetland**
- **Conway School update – Ecological Study**
- **9/12/15 Special meeting reminder – Senior Center**

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. McKay @ 8:15 P.M. Unanimous.**

Respectfully submitted,

Sreelatha Allam  
Minutes Clerk

**Documents Presented at the August 27, 2015 Public Meeting**

No documents presented at the meeting due to a lack of quorum no testimony was heard