



MEDWAY CONSERVATION COMMISSION MEETING

Sanford Hall, Town Hall

155 Village Street, Medway, MA 02053

7:30 P.M.

Minutes

July 23rd, 2015

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on July 23rd, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Brian Snow Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

Discussions

- Call to order at 7:35 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 added Mr. McCarthy's Eagle Scout project to the agenda under Chair's report.

Request for Determination of Applicability-

- **7 Woodland Drive (RDA-16-01) - Proposal for the construction of 16'x20' deck-- Existing deck at the back of the house-** The applicant Mr. Christopher J. Sheehan was present at the meeting with the contractor Mr. Jeff Heavner. The proposed plan involves the extension of the existing 12'x 20' deck by 4' in the back of the house. The new dimensions of the deck after construction will be 16'x20'. A site visit was conducted by CONCOM Agent, Ms. Graziano on July 17, 2015. She reported that there were no soil erosion control issues.

Motion made by Mr. Travalini to issue a negative 3 determination of applicability for 7 Woodland Drive (RDA-16-01) as per plans, seconded by Mr. Snow. Unanimous.

Request for Certificate of Compliance-

- **47 Adams Street – DEP File # 216-0480 Construction of a single family home with utilities, driveway, and landscaping –** Ms. and Mr. Carey were present as the property owners. The Agent reported that she conducted a site visit with Ms. Carey present. She reported the house was constructed within the approved location but that the limit of work was extended into the buffer zone that was not approved for alteration. The original Notice of Intent was filed in 1998. The Agent recommended planting such as shrubs to mark the limit of approved alteration and allowing all areas

behind that to remain natural and not be maintained, The Commission agreed and stated that high bush blueberry or other native species approved by the Agent may be used for plantings.

Motion made by Mr. Travalini to issue a tentative certificate of compliance for 47 Adams Street (DEP# 216-0480) on the condition that the plantings are done according agent's specification and satisfaction. The Certificate of Compliance will not be released until the Agent's specifications are met, seconded by Mr. Snow. Unanimous.

- **13 Fisher Street – (DEP File # 216-0673) Construction of a sub-division (work never commenced)-**

Motion made by Mr. Travlini to issue a Certificate of Compliance for 13 Fisher Street (DEP # 216-0673) an invalid order of conditions due to the fact that no work has commenced on this project, seconded by Mr. Snow. Unanimous.

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)** - Mr. Daniel Merrikin from Merrikin Engineering LLP was present at the meeting representing the applicants. He stated that the plans have been revised based on comments from CONCOM Agent, Ms. Graziano. She recommended siltation sacks in catch basins and native plantings in the buffer zone. The Commission pointed to the fact about the presence of an intermittent stream on site and its absence on the submitted plans. The revised plans will show the presence of the stream. Ms. Graziano reiterated that the location of the proposed homes will be part of this approval. Some additional revisions were discussed at the meeting. Mark Biocchi, 73 Milford Street asked who would monitor the storm water management plan/agreement. Mr. Merrikin stated the O & M plan submitted to the Medway Planning Board for comment will be recorded to the home owners association as a requirement. As part of the Planning Board process the O & M plan will be reviewed by Medway Town Counsel. Mr. Merrikin also stated that each home should have a roof run-off system designed.

Motion made by Mr. Travalini to close the hearing on 13 & 15A Fisher Street Map 45 Lot 039/041 (DEP# 216-0847), seconded by Mr. McKay. Unanimous.

- **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 –**

Motion made by Mr. Travalini to continue (DEP# 216-832) to August 13, 2015 meeting at 7:45PM at the request of the applicant, seconded by Mr. Snow. Unanimous.

Discussions

Discussion #1- Vote of acceptance for the Norwood Acres Parcel (4 Trail Dr.)

Motion made by Mr. Travalini to accept the parcel at 4 Trail Dr. (Map 46, Lot10), under the care and control of Medway Conservation Commission, seconded by Mr. Snow. Unanimous.

Discussion #2- Request for amendment to Order of Conditions DEP# 216-0735 for amendment to units 10, 11, 12, 13-

Ms. Joyce Hastings from GLM Engineering Consultants, Inc. was present at the meeting with the applicant Steve Venincasa. Some changes in the floor plans was proposed by the applicant. In the new proposal, houses will remain in the same location as shown in the original plan but the deck and/or porch will be extended beyond the limits shown in the original plan. She asked if this change could be considered as a minor modification to the original plan. Steve Venincasa, the builder requested CONCOM's approval to give them flexibility to alter the floor plans of the housing units allowing them to customize the construction according to their client's needs. He stated that these changes are minor and not very dramatic. Commission expressed its view stating that the proposed changes are not minor. Commission stated that there might be potential negative impacts to the wetlands. To a question on lawn maintenance, Ms. Hastings stated that there are no bounds on the property and the lawn will be maintained by the Association. Ms. Graziano asked how the Commission will address the amendments since the State of Massachusetts does not recognize minor amendments. State recognizes regular amendments with public hearing. CONCOM members ok'ed the approach to have four granite bounds (2 feet high) between the markers 13-19 to 13-20, 13-21 to 13-22, 13-22 to 13-23(as shown in the plans). Commission reiterated that the applicant must appear before the Commission each time the plan deviates from the original plan.

Motion made by Mr. Travalini to grant a minor modification to DEP # 216-0735 as per plans with the additional bound placed between building corner and wetland flags 13-19, 13-20, 13-21, 13-22, and 13-23 all of them on 25 foot no disturb, seconded by Mr. Snow. Unanimous.

Discussion#3- Ratify Emergency Certification 5 Brookside Drive- a Request for Determination of Applicability has been filed by the owner of 5 Brookside Drive. The property houses a large white pine tree that has split into a number of smaller trees. Arborist suggested that the issue needs to be addressed immediately due to safety reasons. For that reason, Ms. Graziano issued an emergency order to remove the tree since the RDA filing will not be on the CONCOM meeting agenda any time soon.

Motion made by Mr. Travalini to ratify the emergency ratification for 5 Brookside Drive, seconded by Mr. Snow. Unanimous.

Discussion #4- Review of proposed Conservation Land Objectives and Goals and Master Plan

Questions from Jim Wieler- Mr. Travalini asked the Agent to look for some plans prior to the land Conservation Land Objectives discussion. A meeting will be scheduled with Mr. Wieler in late November to go over this subject.

Agent Report

Agent Vacation- CONCOM Agent, Ms. Graziano will be on vacation, July 27-31, 2015.

Zoning Bylaw- amendments for fill requirements-material provided in the packet. Commission discussed about the regulations associated with fill requirements. Members discussed the extent to which the fills are contaminated and ways to get them tested.

Pre-Construction Meeting with Tri-Valley Commons- Meeting occurred on July 23, 2015. The Agent, Ms. Graziano will examine the erosion controls with the contractor. Lines will be demarcated and inspected.

Eagle Project- Mr. Travalini and Ms. Graziano will meet with Ms. Tina Wright on July 24, 2015 around 8:15 A.M. to discuss the Eagle Scout project conducted by Mr. McCarthy.

Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Snow@ 10:00 P.M. Unanimous.

Respectfully submitted,

Sreelatha Allam
Minutes Clerk

Documents Presented at the July 23, 2015 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Determination of Applicability-

- **7 Woodland Drive (RDA-16-01) - Proposal for the construction of 16'x20' deck-- Existing deck at the back of the house-**
 - Copy of application summary
 - Copy of site plan
 - WPA Form 1- Request for Determination of Applicability
 - Copy of conditions under the Medway General Wetlands Protection Bylaw
 - Copy of WPA Form 2- Determination of Applicability
- **47 Adams Street – DEP File # 216-0480 Construction of a single family home with utilities, driveway, and landscaping-**
 - Copy of the original Order of Conditions for the Notice of Intent filed in 1998
 - Copy of site plans

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) –

- Copy of application summary
- Copy of responses to comments from CONCOM Agent, Ms. Graziano
- WPA Form 3- Notice of Intent
- DRAFT of Medway Order of Conditions for 13 & 15A Fisher Street
- Copy of revised plan titled, “The Haven- A Private Way” dated November 4, 2014, revised 3/25/2015 by Merrikin Engineering LLP

Discussion #2- Request for amendment to Order of Conditions DEP# 216-0735 for amendment to units 10, 11, 12, 13-

Discussions

Discussion #1- Vote of acceptance for the Norwood Acres Parcel (4 Trail Dr.)

Discussion#3- Ratify Emergency Certification 5 Brookside Drive

Discussion #4- Review of proposed Conservation Land Objectives and Goals and Master Plan Questions from Jim Wieler

