



MEDWAY CONSERVATION COMMISSION MEETING
Sanford Hall, Town Hall
155 Village Street, Medway, MA 02053
7:30 P.M.
Minutes
June 23rd, 2016

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on June 23rd, 2016 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Brian Snow, David Blackwell, CONCOM Interim Agent Michele Grenier, and Sreelatha Allam, Night Board Secretary

- The meeting was called to order at 7:38 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.
There were none.

Approval of Meeting Minutes- 04/28/2016, 05/12/2016

- **05/12/2016 meeting minutes-** *A motion was made by Mr. Snow to approve the meeting minutes of 5/12/2016, seconded by Mr. Travalini. All were in favor. Mr. McKay abstained.*
- **04/28/2016 meeting minutes-** *A motion was made by Mr. Travalini to approve the meeting minutes of 04/28/2016, seconded by Mr. Snow. All were in favor. Mr. McKay abstained.*

Request for Certificate of Compliance-

- **3 Wild Turkey Run-**

House was built in 1994. There are no project plans on file. Interim Agent made a site visit. There is a retention pond on site but the conditions were dry on the day of the site visit.

A motion was made by Mr. Travalini to issue a Certificate of Compliance for 3 Wild Turkey Run (DEP# 216-626) per the recommendation of the interim agent, seconded by Mr. Snow. All were in favor.

Request for Determinations of Applicability-

- **123 Holliston Street (RDA 16-16)-Brush Clearing-** Mr. Paul Edward, the applicant attended the meeting. He asked the Commission if there are any Medway bylaws or State statutes applicable to 20-25 feet (approx.) brush clearing outside the ball field. Much of the area is outside the buffer zone except for few spots along the fence.

A motion was made by Mr. Travalini to issue a negative request for determination for 123 Holliston Street (RDA 16-16), seconded by Mr. Snow. All were in favor.

Member, Mr. Snow stepped down from the board for the 9 Summer Street Exelon West Medway for a NOI (216-0868) agenda item.

Public Hearings-

Continued (5/12/16) Public Hearing- 9 Summer Street Exelon West Medway for a NOI (DEP#216-0868)- proposal to expand the existing electrical peaking power plant including ancillary facilities, this includes adding an electrical and gas line for service-

Exelon attendees:

Attorney Amy Kwessell (Rubin & Rudman)

Mr. Dwight R. Dunk (Epsilon Associates)

Eric Las- Beals + Thomas

Doug Morrison- OHI Engineering

Eric Boden- Northstar

Mr. McKay who did not attend the earlier meetings which had this hearing on the agenda read the meeting materials and minutes from May 12, 2016. With the completion of reading the minutes and meeting materials, he will meet the requirements of the Murphy rule and will be eligible to vote on the project if a decision is taken at this meeting.

Team will be meeting with Planning Board on 7/28/2016. Noise, safety and other miscellaneous issues will be discussed at that meeting. A letter addressing CONCOM's concerns was submitted on June 17th. He went over the highlights of the letter with the Commission. Copy of the federal storm water permit is attached with the letter. Written responses to CONCOM comments were provided. Restoration plans for pipeline crossings were also submitted with the letter. Loam will be segregated during construction. Summer Street entrance to the riverfront area will have maple trees planted and appropriate seed mix will be used in that area. These areas will be monitored for invasive species and will be treated and controlled for the three year period. Peer review for the drainage system by BETA for the Planning Board is still ongoing. Snow storage is shown on the layout material plan (Sheet: C-3.1). They are outside the 100' buffer zone. Replication plan for Summer Street and the crossing are available on Sheet: C-7.1. Separate documents of the restoration plan were submitted with the letter as well. Interim Agent requested that the monitoring reports be sent to

the Commission. Mr. McKay pointed that on Sheet C-9.1, hay bales are shown for erosion control. Members requested that it should be changed to straw bales.

A motion was made by Mr. Travalini to close the public hearing for 9 Summer Street Exelon West Medway for a NOI (DEP#216-0868), seconded by Mr. Blackwell. All were in favor.

Mr. Snow stepped back to the board after the completion of the item @ 8:16PM

51 Alder Street (DEP # 216-0871) Proposed site development and construction of a 3-bay repair garage-

Applicant, Phil Anza- Mark Zuberaman, Design and Consulting and the Project Engineer attended the meeting. Copy of the site plan (11x17) was provided to the Commission. Property is over an acre in size and is currently wooded and developed. Frontage is on Alder Street. A 3250 Sq. Ft. commercial building with associated storm water, parking spaces, and site utilities is being proposed. Work is proposed outside the 25' buffer zone. Resource area consists of BVW. Project falls under WPA performance standards for general and BVW 10.55 and bylaw performance standards. There is a retaining wall to the right of the building. It's proposed that the building foundation will be utilized as a portion of the retaining wall. Existing grades on the corners will remain the same. No additional fill is being proposed at this time. Drainage to the property will be attenuated with a deep sump footed catch basin in the middle of the parking lot. Pavement will be sloped towards the catch basin. Run-off will be diverted to a sediment fore bay. Calculations to demonstrate that the proposed work is attenuating storm water flows for two 10, 25, and 100 year storm events were submitted to the Commission. Proposal is fully infiltrating 25 year storm. Sewer will be connected to the town sewer. Soil testing shows that the current soils are conducive to infiltration. Erosion Control is proposed along the back perimeter. Silt Sock will be used for erosion control. Tree line will be maintained as shown on the plans. A variance (for front setback) request with the zoning board of appeals has been made for the building location. Slab for garage base and foundation for office space is being proposed. Mr. Travalini expressed concern that the proposed work is right on the edge of the 25' no-touch zone. Foundation will be dug on the 25' no-disturb zone. Members stated that Commission will support the request for variance for this reason. Mark and Project Engineer asked if the Commission would recommend a mitigation plan. Before making any recommendation, members decided to visit the site. A site visit was scheduled for June 29, 2016 around 6:30 PM. A written maintenance plan for the storm water system was submitted with the application. Maintenance plan for oil separator, plan for erosion control with snow fence, and general construction methodology with the current proposal to build right on 25' no touch zone was requested by the Commission..

A motion was made by Mr. Travalini to continue 51 Alder Street (DEP# 216-0871) to July 14, 2016 meeting at 7:45PM, seconded by Mr. Snow. All were in favor.

Amendment of OC-

- **27 Charles (DEP# 216-856)** – The applicant attended the meeting. He proposing to increase the size of the garage by 4ft. to accommodate the stairs. The proposed structures have a smaller footprint compared with

the existing footprint. Members stated that an amended plan must be submitted to the Commission following proper procedures (a stamped plan is required).

Motion was made by Mr. Travalini to accept the 4ft. addition/ amendment to the garage as a minor amendment to the project and that the acceptance is based on receiving a stamped modified plan showing the 4 ft. extension and straw wattles changed to filter mitt or equivalent, seconded by Mr. Snow. All were in favor.

- **Millstone Village (DEP# 216-735)** - Brian Clark, Millstone Village attended the meeting requesting an amendment to the existing Order of Conditions. Members expressed concern with the size and type of amendment being requested. Members reiterated no amendments were approved by the Commission after the approval of the original Order of Conditions. Main concern was with the change in the drainage calculations due to the proposed changes to the units. Members considered the option of discussing this issue with the Planning Board.

A motion was made by Mr. Snow to deny the requested amendment for Millstone Village (DEP# 216-735), seconded by Mr. Travalini. All were in favor. Mr. McKay opposed the motion.

Approved OOC's

- **2 Marc Road-** Applicant addressed all the questions/ concerns of the Commission. Revised plans were submitted for approval.

Respectfully submitted,

Sreelatha Allam