



**MEDWAY CONSERVATION COMMISSION MEETING**  
**Sanford Hall-155 Village Street**  
**Medway, MA 02053**  
**7:30 P.M.**  
**AGENDA**  
**August 10, 2017**

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on August 10, 2017 at Sanford Hall. In attendance were members Dave Travalini, Dayna Gill, Margery Queenan, David Blackwell, Bridget Graziano and Tracy Rozak, Night Board Secretary.

Members Absent: Scott Salvucci, Ken McKay

- The meeting was called to order at 7:35pm by David Travalini, the Conservation Commission Chairman,
- Mr. Travalini asked the members of the board if there were any additional items to be added to the agenda. There were none.

### **Discussions**

**Discussion #1**– License Agreement with Medway Community Farm for crossing of Idylbrook Conservation Lands

No one was present for this meeting. Mr. Travalini stated the Town Administrator negotiated the fee down to \$50 and Ms. Graziano was ok with that.

***Mr. Travalini made a motion to enter into a license agreement with Medway Community Farm for crossing of Idylbrook Conservation Lands. Mr. Snow seconded. All were in favor 4-0-0.***

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

**29 Millstone Drive RDA-17-01** proposal to construct a deck 14' x 20' with crushed stone stormwater retention

Ms. Joyce Hastings from GLM Engineering was present for the meeting. Ms. Hastings stated that the house is already constructed, the grass is growing and the wetland bounds have been set. The deck will be in the area where the existing stairs are now next to the chimney and the bump out at the edge of the house. They propose to add a deck with spacers in between and six inches of stone so the water will filter into the stone. All the work is within the 100 foot buffer zone. Ms. Graziano stated she would like an As-Built for each house then she could sign off on each order. Mr. Travalini stated that the stormwater calculations were finished based on a box and now that structure is gone. Ms. Hastings stated that the deck is going to have crushed stone underneath it which is standard and added an infiltration chamber for the house that has a roof. Ms. Snow asked if there is an engineering stamp. Ms. Graziano stated she has a stamp by Ms. Hastings but not as an engineer but does have the stormwater calculations for # 33. Mr. Snow stated that an RDA might not be the right way to go with this. Mr. Travalini asked if they will eventually become porches. Ms. Graziano stated that they will have to come back to the commission for permission to do that. Mr. Snow and Mr. Travalini stated that they were not happy

with how this developer has prolonged this process by allowing the original Order of Conditions to expire and keep adding amendments. This tremendous amount of changes has put a huge burden on the Town. Mr. Snow stated that this project has not been permitted properly and he will not vote for any more amendments. Ms. Hastings stated that everything that is out there now is properly permitted and that they just asking to add a deck. Ms. Hasting stated they can keep the same plan for each and show Ms. Graziano an As-Built for each unit and she could close it out in the RDA. Ms. Graziano stated if they file and pay for the RDA for each one (\$75) that would be fine. Ms. Graziano stated she does not have a problem with managing this. Mr. Snow stated that when a builder makes a thousand changes to their plans it really complicates things and make is difficult to issue a Certificate of Compliance with continued minor amendments. He stated they try to run the permit process as tight as possible so that everybody gets what they ask for. The Conservation Agent needs to be able to sign off it at the end and clear the project. If one of the properties outside of the jurisdiction has a covered porch and is 400 feet bigger she has to figure out if the stormwater plans are in compliance. Ms. Graziano asked who would be responsible for inspecting the porch chambers and maintaining their operations. Ms. Hastings stated that it would be the condo association.

Ms. Graziano mentioned that the scale was wrong on her plan- 1 inch = 40 not 20. Ms. Hastings will revise this and give the corrected plan to Ms. Graziano. Ms. Graziano requested the following conditions; use of a compost filter mit around the installation of the deck and the disturbed areas need to be reseeded. Excess materials from the footings will have to be trucked off site. The concrete needs to be hand mixed on site and no wheel mounted machinery will be within the 100 foot buffer zone. They need to submit a revised plan with the corrected scale to Ms. Graziano for review. She will not issue the building permits until this is done.

***Ms. Gill made a motion to issue a positive 5 and a Negative 3 determination with the conditions listed above for 29 Millstone Drive RDA-17-01 proposal to construct a deck 14' x 20' with crushed stone stormwater retention. Ms. Queenan seconded. Motion passed 3-0-2.***

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

**31 Millstone Drive RDA-17-02** proposal to construct a deck 14' x 20' with crushed stone stormwater retention.

Ms. Hastings was present for the meeting and stated this is the exact same plan as the one above. **(RDA-17-01)**

Ms. Graziano requested the following conditions; use of a compost filter mit around the installation of the deck and the disturbed areas need to be reseeded. Excess materials from the footings will have to be trucked off site. The concrete needs to be hand mixed on site and no wheel mounted machinery will be within the 100 foot buffer zone. They need to submit a revised plan to Ms. Graziano for review. She will not issue the building permits until this is done.

***Ms. Gill made a motion to issue a positive 5 and a Negative 3 with the conditions listed above for 31 Millstone Drive RDA-17-02 proposal to construct a deck 14' x 20' with crushed stone stormwater retention. Ms. Queenan seconded. Motion passed 3-2-0.***

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

**33 Millstone Drive RDA-17-03** proposal to construct a porch (covered) 10' x 12' and installation of a cultec unit for stormwater management (100 yr storm)

Ms. Hastings was present at the meeting and stated the proposal is for the construction of a 10 by 12 porch with deck and stairs underneath it. She stated they took the 10 by 12 roof though the 100 year storm infiltrated the

run off to the cult tec chamber and oversized that. The proposal is to be on footings with stone under the porch. No fill materials will be brought in.

Ms. Graziano requested the following conditions; use of a compost filter mit all the way around and the disturbed areas need to be reseeded. Excess materials from the footings will have to be trucked off site. The concrete needs to be hand mixed on site and no wheel mounted machinery will be within the 100 foot buffer zone. They need to submit a revised plan to Ms. Graziano for review. She will not issue the building permits until this is done. Ms. Graziano stated she needs certification from the engineer stating that it was built as proposed. Ms. Graziano also requested a letter from the condo association stating they will be responsible for the maintenance.

Ms. Hastings stated she will get a letter from the condo association stating they will take care of the maintenance. Mr. Roger Cotte, of 29 Millstone Drive stated that they intend to comply with whatever the Conservation Committee wants them to do.

***Ms. Gill made a motion to issue a positive 5 and a Negative 3 with the conditions listed above for 33 Millstone Drive RDA-17-03 proposal to construct a porch (covered) 10' x 12' and installation of a cultec unit for stormwater management (100 yr storm). MS. Queenen seconded. Motion passed 3-2-0.***

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

**35 Millstone Drive RDA-17-04** proposal to construct a patio (12'x 14') gravel will be used as stormwater retention

Ms. Hasting was present for the meeting and showed the committee a picture of the area and stated the area where the grill is in the picture is where the patio will be constructed. No materials will be brought in except the clean sand base. They will take out the loam and it will be trucked off site. They will use brick pavers with sand in between the cracks. The water should directly infiltrate in the sand spaces.

Ms. Graziano stated they need to fix the gutters or put a splash guard there. She also recommended siltation fence where the yard slopes. Mr. Travalini suggested an edge or a berm. Ms. Hastings stated that the homeowners would like to put some plantings in there. Ms. Hastings stated she has to revise the plan anyway so she could add the plantings to the plan. They will not use shrubs, they will use low growing- herbaceous native materials). Ms. Graziano has to approve the plantings. Mr. Snow asked who will maintain the plantings. Ms. Hastings stated the condo association will maintain it. She can get a letter stating that they will maintain it.

Ms. Graziano requested the following conditions; use of a compost filter mit, the disturbed areas need to be reseeded. Excess materials from the footings will have to be trucked off site. The concrete needs to be hand mixed on site and no wheel mounted machinery will be within the 100 foot buffer zone. They need to submit a revised plan with the planting son it for Ms. Graziano to approve. She will not issue the building permits until this is done.

***Ms. Gill made a motion to issue a positive 5 and a Negative 3 with the conditions listed above for 35 Millstone Drive RDA-17-04 proposal to construct a patio (12'x 14') gravel will be used as stormwater retention. Ms. Queenen seconded. Motion passed 3-2-0.***

**Request for Determination of Applicability** Williamsburg Way Map 55 Lot 005 RDA-17-05 proposal to install an irrigation well with electrical connection

Ms. Mary DiPivito was present at the meeting. Ms. DiPivito stated her job was to delegate the wetland boundaries – there are two drains coming in from 2 directions. The planning board requested the applicant install an irrigation well which is proposed 172 feet from river bank and 82 feet from the wetland boundary so they will be away from the mailboxes and electrical lines. The developer let the original order of conditions expired but they still need to get a certificate of compliance. Mr. Travalini stated that this area is in a resource area and a notice of intent is required.

Ms. Graziano stated the silt sacs are still there and observed that the lawn is growing in the catch basins so they are not being properly maintained. Mr. Travalini stated that if there are violations, Ms. Graziano should issue them a ticket.

***Mr. Travalini made a motion to issue a positive 1, 7 and a 5 RDA 17-05 Williamsburg Way Map 55 Lot 005 RDA-17-05 proposal to install an irrigation well with electrical connection as the proposed work is not exempt and requires an Notice of Intent filing for work within the Riverfront Area. An Alternative Analysis was not provided and there is a lack of information with regards to construction and location of irrigation lines. Mr. Snow seconded. All were in favor.***

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

- **67 Main Street DEP #216-0822** proposal for roadway and drainage work

No one was present for this meeting.

***Mr. Travalini made a motion to continue 67 Main Street DEP #216-0822 proposal for roadway and drainage work to the August 24, 2017 meeting. Mr. Snow seconded. All were in favor***

- **36 Main Street DEP #216-0824** proposal for roadway and drainage work

No one was present for this meeting.

***Mr. Travalini made a motion to continue 36 Main Street DEP #216-0824 proposal for roadway and drainage work to the August 24, 2017 meeting. Mr. Snow seconded. All were in favor***

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

**Public Hearing #1 – Abbreviated Notice of Resource Area Delineation 123 Main Street (DEP #216-0907) Proposal for the review of wetlands delineation**

No one was present for this meeting.

***Mr. Snow made a motion to continue the Abbreviated Notice of Resource Area Delineation 123 Main Street (DEP #216-0907) Proposal for the review of wetlands delineation to the August 24, 2017 meeting at 7:45PM. Ms. Gill seconded. All were in favor***

**Public Hearing #2 – Notice of Intent 6 Dover Lane Lot #3 (DEP #216-0907) Proposal to construct gravel driveway across Lot #3 within an existing approved subdivision Bay Oaks this construction was included with stormwater management system for Bay Oaks Subdivision**

Ms. Hastings was present at this meeting. Ms. Hastings showed the committee pictures of the area which they are proposing to extend the driveway out and construct a 12 foot driveway outside of the 100 foot buffer zone. In the low spot, the driveway will be lifted up about a foot and there are boulders present there now that will be placed along the edge of the driveway as a barrier. Trees have been cut and the erosion control barrier is present. A mulch sock and straw bales will be added. They will put in the gravel driveway and compact it. There is no resource area. Ms. Hastings revised 2 of the flags. She does not want to put plantings close to the driveway, she plans to loam and seed it. Mr. Travalini suggested adding a grass swail. Ms. Hastings stated there is a swail now and they could continue it. Mr. Snow asked if we have the engineering stamp. Mr. Graziano said yes. Mr. Graziano recommended they use straw bales and siltation fencing along the whole area. Ms. Hastings stated she will do that. Ms. Graziano asked if they should protect the stormwater basin as there is a lot of stuff coming in and out by truck. Ms. Graziano stated the paved area needs to be swept at the end of every day.

Ms. Graziano will draft the order of conditions and Ms. Hastings will submit a new plan with swail and erosion controls.

***Mr. Travalini made a motion to continue Notice of Intent 6 Dover Lane Lot #3 (DEP #216-0907) to the August 24, 2017 meeting at 7:45PM. Mr. Snow seconded. All were in favor.***

**Public Hearing #3 – (continued from 4/27/17, 7/27/17) 0 Applegate Road Map 32 Lot 016 Notice of Intent (DEP# 216-0891)** for a proposal by Ralph Costello for the completion and maintenance of an existing stormwater management system and roadway

Ms. Hastings was present at the meeting and asked for this to be continued to the September 28, 2017 meeting.

***Mr. Travalini made a motion to continue 0 Applegate Road Map 32 Lot 016 Notice of Intent (DEP# 216-0891) to the September 28, 2017 meeting at 7:45PM.. Mr. Snow seconded. All were in favor.***

**Public Hearing #4 – continued (from 6/8/17, 6/22/17, 7/13/17, 7/27/17) Notice of Intent 17 Trotter Drive (Map 54 Lot 004-0001) DEP #216-0901** Proposal to construct a 10, 000 sq ft office building, associated parking, and stormwater management system

Mr. Mark Beaudry and Ms. Meghan O'Brien were present at the meeting. Mr. Travalini asked if they read the order of conditions and if they had any questions. Mr. Beaudry asked that the condition regarding right of way surface to be changed (number 60 # 2) to state the parking driveway area will be maintained not the vegetation along the roadway. (Number 91) is fine. (Number 98) changed to change low salt not slat.

***Mr. Travalini made a motion to approve the Notice of Intent for 17 Trotter Drive (Map 54 Lot 004-0001) DEP #216-0901 and close the hearing. Mr. Snow seconded. All were in favor. Ms. Gill abstained from the vote.***

**Public Hearing #5 – Notice of Intent 7 Saddle Hill Road (DEP #216-0905) Proposal to construct a garage (detached)**

Mr. Dan O'Driscoll and Mr. Michael Kassel, the homeowner were present for the meeting. Mr. Driscoll stated this proposal is to construct a garage 43 feet from wetlands. The batter boards control the depth of the small pond in front. The driveway is 8-10 feet higher than the edge of pond. Part of the driveway is paved, the rest is gravel. There are not gutters on the garage just roof runoff also built into the hill so no grade changes. The top of the garage will block out into grade. The could use the fill to fill in a low spot in his yard but the only way

to do this is to cross the septic system and they would need to ensure this area would not be disturbed by trucks. Ms. Graziano showed pictures of the area.

Ms. Graziano requested that they use compost sock on the opposite side of the driveway or add siltation fencing. If fill is to be placed there then she would want to see the grade changes (what they are now and what they will be). Ms. Graziano stated straw bales and siltation fencing needs to be used until the area is stabilized.

Mr. O'Driscoll stated the stone wall will be removed from the side of the garage and this area will be filled with gravel. Ms. Graziano stated this needs to be added to the plan. Ms. Graziano also wants to see the level of the grading now and what the proposed grading will be. Ms. Graziano stated she would need to see a letter from the homeowner stating that the Conservation Commission does not recommend driving over the septic area and is not responsible for any repercussions. Mr. Kassel stated he spoke to the contractor and he would use skid steers. Mr. Snow stated that the fill should be sloped towards the backside not towards the wetlands. Mr. Travalini stated they would need to see a revised plan showing the wall removed, the grading and the proposed access path around the septic to move the fill. Ms. Graziano stated she needs to see the final plan ASAP then she will draft the order of conditions and submit it them.

***Per the applicant's request, Mr. Travalini made a motion to continue Notice of Intent 7 Saddle Hill Road (DEP #216-0905) Proposal to construct a garage (detached) to the August 24, 2017 meeting at 7:45PM. Mr. Snow seconded. All were in favor.***

**Public Hearing #6 – DEP # 216-906 Notice of Intent 0 Milford Street (Route 109) Proposal to install two (2) valves on an existing natural gas pipeline (24" Algonquin mainline and 30" Algonquin 30B Line this includes installation of gravel access road, relocating valve station fencing to include new valves and construction of work space for this project**

Mr. Dwayne Shockette from TRC Environmental and Ms. Avina Elgonovich Algonquin Gas, Mr. Corey Riverball from the Land Department at Embridge and Mr. Ben Thomas, Construction Manager were present at the meeting. Mr. Shockette stated they want to install two hot taps valves at the existing valve 48 on Route 109 and run sixty feet of ten inch pipe, and run a flange connection so Excelon can get natural gas. Most of the work is out of the 100 foot buffer zone. A small part is located in the vegetated wetland. They are proposing to stockpile the excavated soil outside of the buffer zone in the temporary workspace. They are asking to permit that whole area. Mr. Travalini asked how deep is the trench. Mr. Sharkey stated it is 60 feet deep. Mr. Travalini stated he needs to put siltation fencing around the area. Mr. Travalini stated he doesn't think they need a second stockpile and should take that off of the plan. Ms. Graziano asked why they need such a huge area to excavate a small trench. Ms. Elgonovich stated there are existing valves in place that limits their work area and the area is needed to stage the area for the construction vehicles. Ms. Elgonovich stated that they follow the Best Management Practices before they do any soil work, and set up the stormwater controls and add siltation fences and proposed sock to prevent any run off. All the proposed work will take about a week and there will be a monitor on site every day. All equipment will be outside the wetland buffer zone. Ms. Graziano stated that the right of way area is the best natural environment for native species which the conservation is trying to protect. Ms. Elgonovich stated the area is very tight and confined and they need the space in order to work safely. Ms. Graziano asked if they will be dewatering. Ms. Elgonovich stated they have a procedure to do that if needed and this process is monitored by safety personnel. Ms. Graziano stated she would like this dewatering area noted on the plan. Ms. Graziani asked if any wattles will be used. Ms. Elgonovich stated they would not use wattles. Ms. Graziano asked if the trenches will be closed at the end of each day. Mr. Shockette stated they will be closed unless they get heavy rain and it has to be pumped out. He also stated safety nets will be put over the trenches. Ms. Graziano asked how long until Excelon will begin their work after they finish. Ms. Elgonovich stated they are scheduled to start work right away. Ms. Graziano stated that no phosphorus or

fertilizers will be used. Ms. Elgonovich stated no phosphorus or fertilizers will be used and they will not remove the sod layer from any of the staging areas.

Ms. Graziano will draft the order of conditions and send it to them for review. The conditions are that they will button up the area, add dewatering locations, add safety fences for open trenches and they will not remove sod layer in staging areas. They are to add erosion controls around the soil piles. Ms. Graziano stated she needs to see the final revised plan ASAP by Monday.

***Mr. Travalini made a motion to continue DEP # 216-906 Notice of Intent 0 Milford Street (Route 109) to the August 24, 2017 meeting at 7:45PM. Ms. Gill seconded the motion. All were in favor. \* Mr. Snow abstained from this vote.***

**Public Hearing #7 – (continued from 7/13/17, 7/27/17) Notice of Intent 33 Main Street DEP #216-0903 Paul Revere Estates Subdivision** proposal to construct roadway, stormwater management system for 6 unit subdivision (lots not being approved, infrastructure only)

- WPA Form 3
- Stormwater Report by Merrikin Engineering, dated June 9, 2017
- Paul Revere Estates Definitive Subdivision Plan, by Merrikin Engineering, dated June 9, 2017

Mr. Dan Macken reviewed the plan changes and Ms. Graziano's comments which include reducing the pavement width from 26 to 20 feet, and made the cul de sac is a smaller. They did not change the drainage system. Mr. Macken will get the O & M modifications. Ms. Graziano stated she spoke to Mr. D'Amico and Susan Affleck –Child and reviewed the plan and they want a 12-15 foot wide area to access this area. Mr. D'Amico will mark up the plan. Ms. Graziano asked him to explain the foundation drain. Mr. Macken stated the subdivision regulations require they run a separate drainage foundation. Ms. Graziano stated they need to put up a sign stating no dumping in this area or they could install a gate. Ms. Graziano also wants to extend the straw bales on the plan. Mr. Macken stated that Tetra Tech is doing their final review and he will incorporate their changes into the final plan.

***Mr. Travalini made a motion to continue Notice of Intent 33 Main Street DEP #216-0903 Paul Revere Estates Subdivision to the September 14, 2017 meeting at 7:45PM. Mr. Snow seconded. All were in favor.***

**Public Hearing #8- continued (from 6/8/17, 6/22/17, 7/13/17, 7/27/17) 15 West Street Notice of Intent 15 West Street DEP #216-0900)** Proposal to construction a cell tower with associated equipment pad and subsurface utilities

***Per the applicants request, Mr. Travalini made a motion to continue Notice of Intent 15 West Street DEP #216-0900) to the September 24, 2017 meeting at 7:45PM. Ms. Gill seconded. All were in favor.***

**Public Hearing #9 – continued (from 7/14/16, 7/28/16, 8/11/16, 8/25/16, 9/22/16, 10/13/16, 10/27/16, 11/10/16, 12/8/16, 1/12/17, 1/26/17, 2/9/17, 2/23/17, 3/9/17, 3/23/17, 5/25/17) Notice of Intent Villa Drive Extension Map 49 and Lot 032 (DEP# 216-0865)** Proposed construction of a 200 +/- roadway extension and associated utility, earthwork and landscaping

***Mr. Travalini made a motion to close the hearing for Notice of Intent Villa Drive Extension Map 49 and Lot 032 (DEP# 216-0865) and issue a denial for insufficient information. Mr. Snow seconded. All were in favor.***

**Public Hearing #10 – continued (from 8/25/16, 9/22/16, 10/13/16, 10/27/16, 11/10/16, 12/8/16, 1/12/17, 1/26/17, 2/9/17, 2/23/17, 3/9/17, 3/23/17, 5/25/17) Notice of Intent Villa Drive Lot #1 Map 49 and Lot 032 (DEP #216-0873)** proposal to construct a single family home, driveway, landscaping and associated utilities this proposal includes the request for a wetland crossing (alteration) for the construction of the driveway

No one was present for this meeting and they did not request a continuance.

***Mr. Travalini made a motion to close the hearing for Notice of Intent Villa Drive Lot #1 Map 49 and Lot 032 (DEP #216-0873) and issue a denial for insufficient information. Ms. Queenan seconded. All were in favor.***

**Public Hearing #11 - continued (from 8/25/16, 9/22/16, 10/13/16, 10/27/16, 11/10/16, 12/8/16, 1/12/17, 1/26/17, 2/9/17, 2/23/17, 3/9/17, 3/23/17, 5/25/17) Notice of Intent Villa Drive Lot #2 Map 49 and Lot 032 (DEP #216-0874)** proposal to construct a single family home, driveway, landscaping and associated utilities

No one was present for this meeting and they did not request a continuance.

***Mr. Travalini made a motion to close the hearing for Notice of Intent Villa Drive Lot #2 Map 49 and Lot 032 (DEP #216-0874) and issue a denial for insufficient information. Mr. Snow seconded. All were in favor.***

**Public Hearing #12 - continued (from 8/25/16, 9/22/16, 10/13/16, 10/27/16, 11/10/16, 12/8/16, 1/12/17, 1/26/17, 2/9/17, 2/23/17, 3/9/17, 3/23/17, 5/25/17) Notice of Intent Villa Drive Lot #3 Map 49 and Lot 032 (DEP #216-0875)** proposal to construct a single family home, driveway, landscaping and associated utilities

No one was present for this meeting and they did not request a continuance.

***Mr. Travalini made a motion to close the hearing for Notice of Intent Villa Drive Lot #3 Map 49 and Lot 032 (DEP #216-0875) and issue a denial for insufficient information. Ms. Queenan seconded. All were in favor.***

### **Meeting Minutes**

Approval of minutes to be continued to the August 24, 2017 meeting—minutes from 1/26/17, 3/9/17, 5/11/17, 5/25/17, 6/8/17, 6/22/17

### **Agent Report**

Nothing to report at this time

### **Chair Report**

Mr. Travalini reported that he and Ms. Graziano went out to Mr. Robert Bridges property and they are doing a great job cleaning up the trash in the wetland area.

***Ms. Queenan made a motion to adjourn the meeting at 10:34pm. Seconded by Mr. Blackwell. All were in favor.***

Respectfully Submitted,

Tracy Rozak, Recording Secretary



**Next Scheduled Public Meeting:** August 24th at 7:30PM\* Sanford Hall, Town Hall 155 Village Street, Medway, MA 02053