



MEDWAY CONSERVATION COMMISSION MEETING
Sanford Hall, Town Hall
155 Village Street, Medway, MA 02053
7:30 P.M.
Minutes
June 08, 2017

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on June 08, 2017 at Sanford Hall. In attendance were members Dave Travalini, Brian Snow, Ken McKay, David Blackwell, and Margery Queenan, Bridget Graziano, CONCOM Agent, 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 are any additional items to be added to the agenda.

None.

Mr. Blackwell arrived at the meeting at 7:41PM.

Meeting Minutes-

- **2/23/2017-** A motion was made by Mr. Travalini to approve the meeting minutes from 2/23/2017, as presented, seconded by Mr. Snow. All were in favor.
- **4/27/2017-** A motion was made by Mr. Travalini to approve the meeting minutes from 4/27/2017, as presented, seconded by Mr. Snow. All were in favor.

Request for Determination of Applicability

- **Adams Street Map 29 Lot 020, 54 and 61 Adams Street (RDA-16-28) proposal to construction 3 small (non-permanent) footbridge crossings for trail system-**

Mr. Charlie Ross and Mr. Jim Wieler, Medway Trails Task Force attended the meeting. All three locations were discussed at the earlier CONCOM meetings and members were all with location 1 and 2 (as shown in the plans). A site visit was made by the agent on 06/05/2017 and per her recommendation location 3 (as shown in the plans) was moved. Ms. Graziano said this area will not have loss of vegetation due to shading.

A motion was made by Mr. Travalini to issue a Positive 5, Negative 3 determination of applicability for RDA-16-28 with the following conditions:

- All cutting shall be done outside the jurisdictional areas

- **No charge in the grade of banks that invasive species can be cut and no shading of invasive species will occur, seconded by Mr. McKay. All were in favor.**

11 Ash Lane (RDA-16-29) Proposal replace and expand an existing deck-

Mr. David Haddad, the property owner attended the meeting. The Commission reviewed the proposal to remove the existing deck and rebuild a new 15'x12' deck. Mr. Haddad explained that additional footings will be placed to install the new deck expansion. Deck will be built on the lawn, 60 ft. from the wetland resource which consists of BVW and an intermittent stream. The Agent, Ms. Graziano visited the site and reported the presence of clippings and other landscaping debris within the wetland resources. Mr. Haddad said he is not aware of the source of the clippings/ dirt and believes they must have been dumped prior to him purchasing the property 2yrs ago. However, he removed the clippings per agent recommendation. Ms. Graziano said there is some more cleaning to do. In returning to discussions on the deck proposal, Mr. Travalini said any soil from the footing should either be spread underneath the deck or taken outside the 100 ft. buffer zone. Based on the topography no erosion controls are required at this time.

A motion was made by Mr. Travalini to issue a Positive 5, Negative 3 determination of applicability for (RDA 16-29) with the conditions:

- **Any excess materials from the excavation of footings shall be stockpiled outside the 100' buffer zone, used on site, or trucked off site. All cement/concrete shall be hand mixed on site and there shall be no wheel mounter machinery within the 0-100' buffer zone of the Bordering Vegetated Wetland or intermittent stream.**
- **Any disturbed areas within the 100' buffer zone shall be seeded post-construction. All seeded area must be established and stable. The applicant must contact the Conservation Agent for review seeded areas for establishment of vegetation.**
- **All organic and non-organic materials dumped within the 0-25' No Disturb Zone (buffer zone) shall be removed by hand to locations outside the 100' buffer zone, seconded by Mr. Snow. All were in favor.**

Public Hearings-

Public Hearing #1– continued (from 5/25/17) Notice of Intent for Map 41 Lot 035 Main Street DEP #216-0898 – Proposal to construct a single family home with associated utilities, landscaping, grading, deck and roof infiltration unit-

Mr. Dan Merrikin, Merrikin Engineering, attended the meeting. Ms. Graziano sent him the Order of Conditions for the filed NOI. He said he is ok with the conditions. Chairman, Mr. Travalini briefly went over the conditions.

A motion was made by Mr. Travalini to close the hearing for (DEP#216-898), seconded by Mr. Snow. All were in favor.

The commission hereby finds that the work proposed for the construction of a new single family dwelling with associated utilities and driveway, landscaping, and infiltration trench for roof run-off

must be properly conditioned in order to provide appropriate protection of all wetland resources. The Applicant has submitted sufficient evidence at the public hearing to demonstrate that the proposed activity, with the conditions discussed at the hearing, meets the provisions under 310 CMR 10.02 (2)(b) & (3)) and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.04 and 5., seconded by Mr. Snow. All were in favor.

Public Hearing #2 – continued (from 4/13/17, 4/27/17, 5/25/17) Notice of Intent 54 and 54R Adams Street (Map and Lot 29-003 and 20-003) DEP #216-0896 proposal to construct a boardwalk with helical piling for the crossing of chicken brook and bordering vegetated wetlands for the connection to a trail system in Medway

Mr. Jim Wieler and Mr. Charlie Ross were at the meeting to discuss this item. The Order of Conditions were sent to the applicants. Chair, Mr. Travalini asked Mr. Wieler if there are any questions or concerns with the Order of Conditions. Mr. Wieler said the deck & material will be changed from wood to composite. There was some discussion on using ATV's within the project limits and Mr. Wieler said there are no such concerns on this project at this time.

A motion was made by Mr. Travalini to close the hearing on (DEP#216-896), seconded by Mr. Snow. All were in favor.

The Commission hereby finds that the work proposed for the construction of pedestrian footbridge/boardwalk over Chicken Brook, its Riverfront Area and Bordering Vegetated Wetlands, and Bordering Land Subject to Flooding shall have minimal impacts on the abovementioned wetland resources as the applicant has offered mitigation for those impacts and/or the impact was negligible. At the hearing the applicant presented sufficient evidence to show that the project will meet the required performance standards for working within jurisdictional areas. The proposed staging area for construction and equipment storage which is outside the Commission jurisdiction, contractor shall use only one motorized vehicle to access the site which shall remain on the swamp mats, swamp mats will be placed within the wetland resources but will have a temporary alteration of 1430 square feet, and there is no proposal for vegetation to be cut. The footbridge/boardwalk shall be constructed using helical and pin footings to minimize disturbance within the Bordering Vegetated Wetlands and Bordering Land Subject to Flooding (no piles or pins will be within the stream beds or bank). The footbridge/boardwalk will be constructed 3 feet above the ground surface at an elevation of 211.00 and the 100 year flood plain elevation is 213.00. The height of the footbridge/boardwalk over the wetland resource will not alter the existing vegetation and the vegetation will be unaltered. The elevation of the footbridge/boardwalk will not restrict the flow of water and/or the Floodway and will be constructed to with stand a 100 year flood. It was determined that the helical piles incur the least amount of disturbance for the construction of the footbridge/boardwalk

The Commission finds that this project proposal meets the provisions under 310 CMR 10.53 (3) (j) and 310 CMR 10.57(4)(a) for the construction of a footbridge and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.02 Bordering Vegetated Wetlands and 3.04 (2)(a) Bordering Land Subject to Flooding. 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, seconded by Mr. Snow. All were in favor.

Public Hearing #3- 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

Michael Giamo of Robinson and Cole filed NOI on behalf of Verizon Wireless Communications for a proposed wireless communication facility. The project limits are not in the buffer zone but are in the riverfront area and 100 year flood plain. Compensatory flood storage is proposed for locations of fill within the 100 year flood plain. The site was historically disturbed. The location for the proposed tower is currently being used for vehicle storage. Surface will be gravel with storm water drainage. Concrete pad and fence enclosure will be provided for the propane tank. Propane tank will be used for emergency backup generator. There will be a canopy over the equipment. Mr. Travalini asked about the materials that will be brought on to the site. Agent recommended that members do a site walk. However, during the Agent's site visit it was reported that equipment had been pushing snow with other materials into the Riverfront Area. Ms. Graziano requested the property owner add Jersey barriers to delineate the work area for the historically operating commercial business. Which the property owner, MR. D'Innocenzo did do. With the proposed tower, members felt truck traffic would be pushed closer to the River and move to additional use of the 0-100' Riverfront. Under the existing conditions trucks are driving back and forth but are staying closer to the existing building. However with the proposed change, trucks will be driving back and forth next to the compensatory flood storage (CFS). This will change the traffic pattern significantly. Agent said CFS area must be protected. Mr. Snow expressed that the proposed cell tower must move closer to the river front area so that the area between the cell tower and the river is not disturbed. He said it's a better use of the Riparian Zone than using it for truck travel. Mr. Travalini reiterated that CFS must be properly protected. Discussion ensued on the location of the cell tower. One option proposed by the applicant was to move the vehicles closer to the building. The other option would be to leave the tower location as proposed but moving the fenced area towards the river area. Applicants asked if the commission would be ok if the fenced area gets into buffer zone. Members were concerned on the extent of compaction that might occur due to vehicular activity. Before a determination can be made, members agreed to do a site visit. It is scheduled for 06/14/2017 at 6:00 pm.

Verizon Wirless representative will be present at the site visit. There is compensatory storage proposed within the 100' buffer which was agreed with be sectioned off with the Jersey Barriers. Mr Snow noted that the cell tower should be installed close to the riverfront area to restrict the use of the Riverfront by the existing operator. Mr. Travalini was focused on the compensatory storage. Based on the lack of information the members wanted to conduct a site visit. A site visit was scheduled on 06/14 around 6:00PM.

A motion was made by Mr. Travalini to continue this to June 22, 2017 at 7:45PM, seconded by Mr. Snow. All were in favor.

Public Hearing #4 – (continued from 4/10/17 and 4/27/17) Notice of Intent 20 Trotter Drive (Map 64 Lot 002) DEP #216-0889 - proposal to install paved parking area for new loading dock with stormwater drainage

A motion was made by Mr. Travalini to continue 20 Trotter Drive, (DEP# 216-0889) to June 22, 2017 at 7:45PM, seconded by Mr. McKay. All were in favor.

Public Hearing #5 – 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 storm water management system

- Consultant Mr. Mark Beaudry attended the meeting with the Architect Mr. Scott Richardson, Anita Sandberg, and Megan O' Brien.
- Applicant is bottle cap lot LLC, proposed use is for O'Brien and sons. Currently based in Medfield, they are moving their operations to 17 Trotter Dr. Medway. They are suppliers of outdoor play equipment
- Proposed development will happen over an acre parcel. Jurisdictional wetland area is on the opposite side (further west of Trotter Dr.). There are additional wetland areas to the southwest corner (on the other side of Alder St.), it creates another buffer zone area. There is outer buffer zone area on the property.
- Proposed work involves the construction of a single story 10,500 sq. ft. (approx.) building that will house O'Brien and Sons operations of which 6500 sq. ft. will be for offices and 3,500 Sq. ft. for storage.
- Proposed parking lot will be on the north side of the building with access driveway off of Trotter Dr. Loading area will be on the other side of the building with some additional parking and dumpster.
- The proposed parking layout is driven by storm water design. Patio is proposed on the eastern side of the building. Site will be lowered down several feet due to grade changes on the property. There is a retaining wall on the east side of the site. It will be used to support the grade on the east side of the buffer zone area.
- Project components that are within the buffer zone is the driveway, some grading, landscaping, and storm water management.
- Storm water on the property will be managed with three distinct storm water basins. Discharge from the main parking area will be collected by a catch basin that will go through a treatment unit (piped to an underground chamber system).
- Run off from the loading area will be diverted into an open basin area that will have a trench draining into the basin. Remaining run off from the driveway will go to a low point. The peak flow rates and run off volumes are anticipated to be lowered with the three basins. Initial comments were provided by the agent to the applicant. They are in the process of addressing those comments.
- Project was presented to planning board, peer review is being done by TetraTech.
- Project does not have a DEP# yet.
- Ms. Graziano said two discharge pts are currently not meeting those requirements. She asked if a settling basin will be provided for run-off during construction, response was yes.
- Revised plans with the changed wetland line will be submitted to the commission (wetland flags 829, 211 were altered per agent comment).
- A SWPPP will be prepared for the project as required. Agent asked for an enhanced O&M plan and consultant will provide that to the Commission. Mr. Travalini said the plantings should be native within the 100 feet buffer zone and the lawn area.

A motion was made by Mr. Travalini to continue NOI for 17 Trotter Drive to the June 22, 2017 meeting at 7:45 PM, seconded by Mr. Snow. All were in favor.

Public Hearing #6 – (continued from 4/27/17) 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 storm water management system and roadway

A motion was made by Mr. Travalini to continue NOI (DEP# 216-0891) to July 13, 2017 meeting at 7:45PM, seconded by Mr. Snow. All were in favor.

Discussions-

Discussion #2- 259, 261, 261R, 263 Village Street Salmon Retirement Proposed Conservation Restriction Review and Vote

A motion was made by Mr. Travalini to accept conservation restriction for salmon retirement community, seconded by Mr. Snow. All were in favor.

Discussion #2 – License Agreement with Medway Community Farm for crossing of Idyll brook Conservation Lands

Agent sent the memo to the members.

Discussion #3 – review of maintenance at High School Fields, Adams Street proposal from Adam Jackson to farm fields with maintenance agreement-

Adam Jackson manages some of Mr. Iarussi land. He hays the fields and uses it for his live stock. Mr. Jackson is willing to mow the Adam St. field, do some plantings, and hay it in exchange for using the hay for his purposes. Members said the land is not owned by CONCOM. It was agreed that Conway School Plan will be used to provide direction on further activities at the Adams Street Ecological Area.

Agent Report-

Choate Park: Ms. Graziano reported the tree was removed and a red maple was planted.

A motion was made by Ms. Queenan to adjourn the meeting at 9:45PM, seconded by Mr. Snow. All were in favor.

Respectfully submitted,
Sreelatha Allam

Documents Presented at the June 8, 2017 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Public Hearing #1– *continued (from 5/25/17)* Notice of Intent for Map 41 Lot 035 Main Street DEP #2160898

– Proposal to construct a single family home with associated utilities, landscaping, grading, deck and roof infiltration unit

- WPA Form 3
- Plan titled, “Lot B Main Street Plan of Land in Medway, MA” by Merrikin Engineering, dated May 1, 2017

Public Hearing #2 – *continued (from 4/13/17, 4/27/17, 5/25/17)* Notice of Intent 54 and 54R Adams Street (Map and Lot 29-003 and 20-003) DEP #216-0896 proposal to construct a boardwalk with helical piling for the crossing of chicken brook and bordering vegetated wetlands for the connection to a trail system in Medway

- WPA Form 3
- Plans titled, “Chicken Brook Boardwalk” by Beals and Thomas, dated March 3, 2017
- Plans titled, “Foundation Plan Layout: by Collins Engineering, dated May 10, 2017
- Document titled, “May 24, 2017 Pictures 54/54R Adams Street”

Public Hearing #3- 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

- WPA Form 3
- Plans titled, “Medway 2 MA 15 West Street, Medway, MA 02053” by Hudson Design Group, dated April 25, 2017
- Notice of Intent associated documents for reference

Public Hearing #4 – *continued (from 4/13/17, 4/27/17, 5/11/17, 5/25/17)* Notice of Intent 20 Trotter Drive (Map 64 Lot 002) DEP #216-0889 - proposal to install paved parking area for new loading dock with stormwater drainage

- WPA Form 3
- Plans titled, “ Merrimack Building Supply Site Plan for 20 Trotter Drive in Medway, MA” by Guerriere and Halnon, dated March 10, 2017
- Hydrologic and Hydraulic Report 20 Trotter Drive in Trotter Drive by Guerriere and Halnon, dated March 10, 2017

Public Hearing #5 – 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

- WPA Form 3

- Plans titled, “ Notice of Intent Submittal, O’Brien & Sons Corporate Office” by Meridian Associates, dated May 23, 2017
- Stormwater Management Report for O’Brien and Sons Corporate Offices, by Meridian Associates, dated May 23, 2017

Public Hearing #5 – (continued from 4/27/17) 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

- WPA Form 3
- Plans titled, “ Definitive Subdivision Applegate Farm Medway, Massachusetts” by GLM Engineering Consultants, Inc., dated January 12, 2007

Discussion #2-

- Draft copy of a Conservation Restriction for 259, 261, 261R, and 263 Village Street