



MEDWAY CONSERVATION COMMISSION MEETING
155 Village Street Sanford Hall, Medway, MA 02053
June 14, 2018 - 7:30 P.M.

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on June 14, 2018 at Sanford Hall. In attendance were members Dayna Gill, David Travalini, David Blackwell, Scott Salvucci, Ken McKay, Margery Queenan, and Tracy Rozak, Recording secretary.

Absent Members: Brian Snow, Bridget Graziano, Conservation Agent

Mr. Travalini called the meeting to order at 7:34 p.m. Mr. Travalini asked if anyone would like to add anything to the agenda. No one had anything to add.

Request for Certificate of Compliance

- **31 Causeway Street – (DEP #216-0916) for proposal to install a replacement septic system**

Mr. Paul DeSimone was present for the meeting. Mr. Travalini read Bridget's notes and stated that all conditions have been met and recommended a Certificate of Compliance with the three continuing conditions.

- The applicant shall install into the ground granite markers 4' X 4' markers location and amount of marker shall be determined by Agent and/or the Commission, the markers shall have the letter "W" on the marker, they must be at least 2 feet above ground level and at least 4 inches square. Granite markers shall have the side with the "W" facing toward the existing dwelling. Location of markers shall be located in the field with wooden stake and approved by Agent and/or Commission prior to installation. These markers shall remain on site permanently and may not be removed by the present or any future property owner.
- No leaves, lawn clippings or landscaping materials, organic or non-organic may be placed within the wetland resource in perpetuity.
- No use of pesticides, herbicides, fungicides, or insecticides is permitted within the Buffer Zone and only use of slow-release organic granular type fertilizer is allowed in the Buffer zone. This condition shall be recorded on the Certificate of Compliance.

Mr. Travalini made a motion to issue a Certificate of Compliance with the three conditions noted above for 31 Causeway Street (DEP #216-0916) for a proposal to install a replacement septic system. Ms. Gill seconded the motion and it was voted to approve 6-0-0.

Discussion #1 – Review and vote to accept Millstone Adult Community Development Trail Easement

Mr. Jim Wheeler, Chair of the Trail Task Force was present for the meeting and stated he has walked the site with Ms. Graziano and Mr. Travalini. Ms. Saint Andre, the Community and Economic Development Director was present. The easement is 8 feet wide but the trail will not be. The trail will be built by volunteers with very little disturbance to the natural environment. They need to get from the Choate boardwalk to the cart path. In the future, they will need an RDA for a small footbridge and possibly a NOI for a larger boardwalk footbridge in the center of a man made canal. The developer is committed to building a trail that goes out to Lovering Street. Mr. Travalini stated that in the past the developer did not want people on his property. Ms. Saint Andre stated she cannot speak for the past but stated the developer is fine with it now. Ms. Saint Andre stated that the Town is asking the Commission to vote to accept the easement and then they will go to the Selectman for approval.

Mr. Travalini made a motion to accept the Millstone Adult Community Development Trail Easement under Chapter 40 Section 8C of the MGL. Mr. David Blackwell seconded the motion and it was voted to approve 6-0-0.

Discussion #2 – Open Space and Recreation Plan – Proposed Ideas for Action Plan (OSRP)

The committee reviewed the OSRP. Mr. Salvucci stated it looks like there are some redundancies that could be consolidated. Ms. Queenan asked about the rail trail. There was a brief discussion about the cost of creating a rail trail and identifying the ownership of land. Ms. Gill stated she really would like to see the open spaces, fields and trails listed on the website. The information should include details such as where to park, is it good for a stroller, is there parking etc. She stated it is hard to find this information.

Discussion #3 – Request to amend Order of Conditions DEP #216-0913 135 Holliston Street – split rail fencing

No materials were been submitted. Not discussed at this meeting.

Public Hearing #1 – continued (5/10/18) Notice of Intent (DEP #216-09XX) 1 Choate Park Road proposal to complete vegetation management for invasive and nuisance aquatic vegetation

Mr. Travalini stated the applicant requested a continuation. Mr. Travalini made a motion to continue Notice of Intent (DEP #216-09XX) 1 Choate Park Road to the June 28, 2018 meeting at 7:45 p.m. Ms. Gill seconded the motion and it was voted to approve 6-0-0.

Public Hearing #2 continued (4/26/18, 5/10/18) Notice of Intent (DEP #216-0918) 11, 13, 15, 17 Fairway Lane Timber Crest Estates Access Road proposal for access road construction for subdivision and proposed new sewer line (extension)

Mr. Jim Pavlik from Outback Engineering, Mr. Dan Wells from Goddard Consulting, and Mr. Mounir Tayara, the applicant were present for this hearing.

Mr. Tayara stated he met with the fire chief to discuss other options besides pavement. The fire chief is considering it but not sure if it's ok. Mr. Tayara stated he presented the information from other towns such as Westwood and Dedham that have used other materials. Mr. Tayara stated they are waiting on the fire chiefs' decision.

Mr. Travalini made a motion to continue Notice of Intent (DEP #216-0918) 11, 13, 15, 17 Fairway Lane Timber Crest Estates Access Road to the June 28th meeting. Mr. Blackwell seconded the motion and it was voted to approve 6-0-0.

Public Hearing #3– continued 9/14/17, 10/26/17, 11/9/17, 12/11/17, 12/28/17, 1/11/18, 2/8/17, 2/22/18, 3/8/18, 3/22/18, 4/12/18, 4/26/18) Notice of Intent DEP #216-0914 (Timber Crest Estates) Fairway Lane, Fern Path, Woodland Road, 102 Winthrop Street, 13 Ohlson Circle, 165 Holliston Street Map proposal to construct a subdivision roadway and infrastructures consisting of stormwater management system, and utilities

- List of plans for PH #3 are attached

Mr. Jim Pavlik from Outback Engineering and Mr. Mounir Tayara, the applicant were present for this hearing. Mr. Sean Reardon from Tetra Tech was also present for the hearing.

Mr. Pavlik stated they revised some of the drainage calculations and made changes to the road and lot layouts to pull the work outside of the 15 foot of the buffer zone and stated the majority of the work is now outside of the 15 foot buffer zone. Mr. Pavlik stated he received an email yesterday but they have not had time to respond to that yet. They will also be submitting the Long Term Pollution plan and the Operations & Maintenance plan during construction and after construction. Mr. Travalini stated they need to submit a plan and have Tetra Tech approve it and until then they cannot move forward. Mr. Pavlik stated they will be breaking down the plan into sections- Fern Path Extension, West Side etc.

Mr. Reardon stated they submitted an excel spreadsheet that they can use to review future house lots. This shows the groundwater calculations so when it comes time to release a lot, they will have to fill in the information, if all numbers are good, it can move forward. If the numbers don't work then it comes up in red. Mr. Reardon stated some of the lots are tight so there is not a lot of room for the infiltration systems. There is some concern about how close they are to the house foundations. They provided some modeling information but the problem is they are in the front yards and there really is not enough room for them. He stated they would like to come up with some standard calculations. Mr. Tayara suggested a 5 feet minimum from the front property line and leave the footage to Mr. Tayara for the side of the houses. Mr. Reardon stated 10 feet from

the foundation and 25 feet from the wetland line. Mr. Tayara would like to take a look at that before they commit to that. Mr. Pavlik stated he has a lot of experience with roof drains and has not had problems with groundwater in the basements because the homes are elevated and not in the water table. The soil consists of sand and gravel as well. Gutters would have to be directed to the front of the house. Mr. Reardon stated they have to consider large volumes of water, crushed stone works good for small storms but not for major storm events. Mr. Tayara stated they will look into other alternatives. The homeowners will have the option to install a sump pump if needed in an emergency.

Mr. Pavlik stated they need to submit a few more calculations. Mr. Tayara stated he would like to discuss the comment list. Comment # 8 – DPS requested a hood instead of a t connection- they will make that change. They are also looking at the spacing of the catch basins- they could add upstream catch basins if needed. Also there was a comment about 3 catch basins that shouldn't be in the apron of any driveway. # 9 had to do with conditions of permit- eliminate some lots , combine some of the lots at Winthrop and Holliston Street- all of that has been done. They had to renumber the lots. 9A through 9E has all been done. Mr. Reardon stated it would have been better if they just eliminated lots instead of renumbering them. Mr. Pavlik stated the final plan will match up with the final comprehensive permit plan. Other comments- provide an easement around the replication area and boundary markers- they will do this. Also a comment about providing signage for where snow plowing is allowed or not allowed near vernal pools and habitat areas. Mr. Tayara would like to meet with Bridget to come up with the correct wording for signs. Mr. Pavlik stated that the developer will transfer the maintenance to the homeowners association until the town accepts it.

Mr. Travalini made a motion to continue Notice of Intent DEP #216-0914 (Timber Crest Estates) to the June 28, 2018 at 7:45 p.m. Mr. Blackwell seconded the motion and it was voted to approve 6-0-0.

Meeting Minutes Approval of minutes 1/11/18, 3/8/18, 3/22/18, 4/12/18, 4/26/18, 5/10/18 (continuation only), 5/24/18

No minutes were approved at this meeting.

Agent Report

Nothing to report at this time.

Chair Report

Nothing to report at this time.

Ms. Queenan made a motion to adjourn the meeting at 9:02 p.m. Ms. Gill seconded the motion and it was voted to approve 6-0-0.

Respectfully submitted by,

Tracy Rozak

Documents Presented at the June 14, 2018 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Certificate of Compliance

- 31 Causeway Street – (DEP #216-0916) for proposal to install a replacement septic system
 - Form 8A for 31 Causeway Street
 - Plans titled, “Conservation As Built Plan of Land in Medway, MA” by Colonial Engineering, dated May 29, 2019
- **Discussion #1 – Review and vote to accept Millstone Adult Community Development Trail Easement**
 - Final Conservation Easement Language approved by Town Counsel
- **Discussion #2 – Open Space and Recreation Plan – Proposed Ideas for Action Plan (OSRP)**
 - Draft OSRP
- **Discussion #3 – Request to amend Order of Conditions DEP #216-0913 - 135 Holliston Street – split rail fencing**
 - Letter from Environmental & Engineering Solutions, dated October 29, 2018
 - Plans titled, “Proposed Fence and Deck Plan of Land in Medway, MA” by colonial Engineering, dated October 29, 2018

Public Hearing #1 – continued (5/10/18) Notice of Intent (DEP #216-09XX) 1 Choate Park Road proposal to complete vegetation management for invasive and nuisance aquatic vegetation

- WPA Form 3
- Plans titled, “Improvement to Choate Pond” by CBA and Samiotes, dated August 17, 2017 (Sheet 5.0, 5.1 and 6.0 only)
- Proposed plan for treatment, letter from Solitude Lake Management, dated January 25, 2018

Public Hearing #2 continued (4/26/18, 5/10/18) Notice of Intent (DEP #216-0918) 11, 13, 15, 17 Fairway Lane Timber Crest Estates Access Road proposal for access road construction for subdivision and proposed new sewer line (extension)

- WPA Form 3

- Wetland Border Report 13 Fairway Lane - DEP Wetland Delineation Forms by Goddard Consulting, dated February 20, 2018
- Drainage Report by Outback Engineering, dated March 15, 2018
- Long Term Pollution Prevention Plan by Outback Engineering, dated March 15, 2018 within the Drainage Calculations
- Plan titled, "Notice of Intent 11, 13, 15, 17 Fairway Lane in Medway, MA" by Outback Engineering, dated March 15, 2018

Public Hearing #3– continued 9/14/17, 10/26/17, 11/9/17, 12/11/17, 12/28/17, 1/11/18, 2/8/17, 2/22/18, 3/8/18, 3/22/18, 4/12/18, 4/26/18) Notice of Intent DEP #216-0914 (Timber Crest Estates) Fairway Lane, Fern Path, Woodland Road, 102 Winthrop Street, 13 Ohlson Circle, 165 Holliston Street Map proposal to construct a subdivision roadway and infrastructures consisting of stormwater management system, and utilities

- Stormwater Addendum - dated May 31, 2018 titled, " Response to comments from Tetra Tec (revised May 8, 2018) Timber Crest Estates, Notice of Intent DEP File #216-914) Job #OE-2765
- Plans titled, "Roof Drain Plan" Dated May 31, 2018 Sheet 1 and 2 by Outback Engineering
- Plans titled, " Post Development Drainage Map" dated May 31, 2018 by Outback Engineering