



MEDWAY CONSERVATION COMMISSION MEETING
Sanford Hall - 155 Village Street
Medway, MA 02053
January 25, 2018 - 7:30 P.M.

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on January 25, 2017 at Medway Middle School.

In attendance were members Dave Travalini, Dayna Gill, David Blackwell, Scott Salvucci, Ken McKay, Bridget Graziano, CONCOM Agent and Tracy Rozak, Recording Secretary. * Brian Snow arrived at 7:41 pm.

Absent Members: Margery Queenan

The meeting was called to order by the Conservation Commission Chairman, Mr. Travalini at 7:37 pm. Mr. Travalini asked for a moment of silence in honor of Stephanie Mercandetti, the Town Community and Economic Director who passed away last week.

Mr. Travalini asked the members of the Commission if there were any additional items to be added to the agenda. There were none.

Request for Certificate of Compliance

4 Homestead Drive (DEP #216-0566) proposal for the construction of a single family home, septic system, driveway and associated utilities

Mr. Michael Nash and Ms. Lee Ann Nash, the property owners were present for this meeting who are requesting a Certificate of Compliance for their property. Ms. Graziano stated she did the site visit on 1/18/18 and that this house was constructed by Henry Wicket Development. It is an older project from 2000 that was approved but an amendment was never requested. The Agent reported that the proposed house approved by the Commission has been reconfigured on the lot and it not exact to the Commission's approval. The driveway is now on the other side and they changed it to add additional set back areas to the lot next to the neighbor. A deck and a bump out were added on the back during the original construction of the house and no additions were ever done by the Nash's. Ms. Nash stated they have lived in the house for 16 years and stated they did not know there were any outstanding issues with the house for example this open Order of Conditions for the construction of the single family home. The owner has a drawing of the septic approval which shows the configuration of the house with the garage on the other side. Ms. Graziano stated there is a little natural sitting area with pavers within the 25 foot no touch zone. Ms. Nash stated it is on high ground and stated there were supposed to be granite markers at the 25 no touch zone but they were not aware of this but agreed to install those markers. Ms. Nash stated that it is incredibly expensive to have a W engraved on each one. She stated it costs \$35 for each marker and \$110 per marker to have them inscribed. She found

a place that can screw in a plaque which is much less expensive and asked if that would be ok. Mr. Travalini stated he will see if he has some of the old tin plaques around that had a crane on them and they might be able to use them at cost. Ms. Graziano suggested calling Mr. DeSimone as he might have some. Mr. Travalini noted that the bounds are required in the Order to be inscribed so they must as that is how Medway requires the bounds to be. Ms. Graziano stated the surveyor can locate where to put the markers (at 65, 67 & 69) or the Agent can do it if the soils are thawed and the Agent can identify the hydric soils for find the wetland line. Ms. Nash agreed to get the bounds and contact the Agent as soon as they are ready to be installed to have the Agent approve the locations.

Mr. Travalini made a motion to continue 4 Homestead Drive (DEP #216-0566)) proposal for the construction of a single family home, septic system, driveway and associated utilities to the February 8, 2018 meeting at 7:30 pm. Mr. Snow seconded and it was voted to approve 6-0-0.

7:45PM Public Hearings Public Hearing #1 – (continued from 4/27/17, 7/27/17, 9/28/17) 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

No one was present for this meeting. Ms. Graziano stated she reviewed the plans on the phone with Ms. Hastings today. Ms. Graziano stated she took out some of the preconstruction wording because it is no longer necessary. She kept the requirement that they have to comply with the stormwater report and the new Operations and Maintenance Plan. The Agent noted that Ms. Hastings from GLM Engineering Consultants the applications representative emailed the Agent that she has no objection to the draft conditions of the Order, reviewed at this hearing by the Commission. . She also changed the wording about erosion controls to read the Commission at any time during construction may request that erosion controls be erected per approved plans which shall consist of 12” compost sock and siltation fencing if needed for final repairs or construction required for compliance, since the project is mostly complete.

Mr. Travalini made a motion to close the hearing for 0 Applegate Road Map 32 Lot 016 Notice of Intent (DEP# 216-0891) (continued from 4/27/17, 7/27/17, 9/28/17) Mr. Snow seconded and it was voted to approve 6-0-0.

Mr. Travalini stated the commission finds the that the work proposed for construction of a roadway, utilities and stormwater management system within the 100’buffer zone of Bordering Vegetated Wetland was reviewed during the public hearing process, where the applicant presented evidence sufficient to demonstrate that the proposed activity shall have no net impact on this wetlands resource and meets the provisions under 310 CMR 10.02 (2)(b) and (3), 310 CMR 10.05 (4) and the Medway General Bylaw Article XXI Regulations and the performance standards under Section 3 and 5. Mr. Snow seconded and it was approved 6-0-0.

Approval of meeting minutes —10/12/17, 10/26/17, 11/9/17, 12/14/17, 1/11/18

Mr. Blackwell made a motion to approve the 10/12/17 meeting minutes as amended. Ms. Gill seconded and it was voted to approve 6-0-0.

Mr. Travalini made a motion to approve the 11/9/17 meeting minutes as amended. Ms. Gill seconded and it was voted to approve 6-0-0.

Discussion #1 – 50 Alder Street DEP #216-0871 informal review of possible stormwater management amendments

Mr. Phil Anza was present for the meeting. Ms. Graziano stated this project proposal was drafted and approved while she was out on maternity leave. The Agent stated that Mr. Anza was looking to have the roof leaders pulled into other locations on the site then the subsurface infiltrators. Mr. Travalini asked why he would want to do this. Mr. Anza stated that it will cut the subsurface system in half. Mr. Salvucci stated they would still need a system that would hold one inch of run off and have to hit the recharge volumes and hit the numbers for water quality requirement for the Massachusetts Stormwater Management Standards. He stated if they took half of the sub chambers away then they would have to make it up somehow else. Mr. Anza stated he would still allow the roof run-off to infiltrate. Mr. Salvucci stated he can't say without seeing it. He would have to hire an engineer. Mr. Anza stated that we are basically talking about mixing parking lot water with rain water. What is the issue? Mr. Salvucci stated that recharging is the issue as there are calculations depending on the volume how much water you have to recharge. The applicant stated they would treat the water coming off the parking lot. It is an asphalt roof. Ms. Graziano suggested a rain garden but Mr. Salvucci stated it would not collect enough water to recharge. Mr. Travalini stated he is right up against the 25 foot no touch zone. Mr. Anza stated the roof water could run through a dry well. Mr. Travalini stated there is no room for a dry well as it is right up against the 25 foot buffer. Mr. Travalini stated the engineer might have thought one system might be easier than creating two separate systems. He stated clean and dirty water can be treated separately but an engineer would need to redesign this system. Mr. Travalini stated that just cutting off the back half and letting the water run-off is not an acceptable option.

Discussion #2- Vote and sign letter to send letter to Senator Spilka regarding the Public Land Preservation Act S.2181

Ms. Graziano explained that this bill before the Senate ensures that specific requirements about replacement land under the Article 97 requirements that ensure that any land taken out of Article 97 will have replaced lands for replacement prior to the removal of the other land parcels from Article 97. This prevents a net loss.

Mr. Travalini made a motion to approve and sign the letter that Ms. Graziano will send to Senator Spilka. Ms. Gill seconded and it was voted to approve 6-0-0.

Agent Report

Ms. Graziano asked if the Commission would like to work on changes to the regulations. Ms. Graziano stated one area that needs to be looked at and revised is the section on plants identified in our bylaws. She felt they are not diverse enough and differ from the Wetlands Protection Act. She states the plants are all listed in the rules and regulations. Ms. Graziano will review it and have the section about the riverfront match the regulations as well. Mr. Travalini asked how our 25 foot bylaw compares to other towns. Ms. Graziano stated some towns have a 35 foot by-law. Mr. Travalini stated we could make it variable depending on topography- flat verses sloped. Older properties could be grandfathered in. Mr. McKay stated he is concerned about the intermittent streams and would like to see them better protected. Mr. Travalini said you could make it a 50 foot no touch zone for intermittent streams that have a defined bank or for the ones that are defined on the Topo map. If it's not on the Topo map then it would be ok. Mr. Snow suggested they might want to add something more about vernal pools. Mr. Snow asked if they could add something about large project provisions- the ones that require numerous visits and cause a significant burden – he thinks we should be able to charge a management fee for that. Mr. Snow asked about fines when an applicant does not comply with things they were supposed to have completed before their next site visit. Often they are not done and then the Conservation Commission or its representatives have to keep coming back. He also asked about the people who don't submit the reports on time and felt they should be fined. It was also suggested that there should be a section on holding bonds on construction, wetland crossings, replications, jurisdictional retention ponds and things that effect hydrology.

Chair Report

None

Mr. Travalini made a motion to adjourn the meeting at 8:55 pm. Mr. McKay seconded and it was voted to approve. 6-0-0.

Next Scheduled Public Meeting: February 8, 2018 at 7:30PM at Sanford Hall, Town Hall 155 Village Street, Medway, MA 02053

Respectfully submitted,

Tracy Rozak

Documents Presented at the January 25, 2018 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Certificate of Compliance

- 4 Homestead Drive (DEP #216-0566) proposal for the construction of a single family home, septic system, driveway and associated utilities
 - WPA form 8A
 - Pictures from 1-16-18
 - Application Summary of the Agent

Public Hearing #1

- WPA Form 3
- Plans titled, “ Definitive Subdivision Applegate Farm Medway, Massachusetts” by GLM Engineering Consultants, Inc., dated January 12, 2007
- Update Operations and Maintenance Plan by GLM Engineering, dated
- Draft Order of Conditions

Discussion #1

- Plans titled, “ Proposed 3, 250 s.f. Commercial Building Site Plan by Grady Consulting, dated June 27, 2016

Discussion #2

- Draft Letter to Senator Splika