



MEDWAY CONSERVATION COMMISSION MEETING
155 Village Street Sanford Hall, Medway, MA 02053
May 24, 2018
7:30 P.M.

The Medway Conservation Commission (CONCOM) held it's regularly scheduled meeting on May 24, 2018 at Sanford Hall. In attendance were members Dayna Gill, David Travalini, David Blackwell, Brian Snow, Scott Salvucci, Ken McKay, Margery Queenan, Bridget Graziano and Tracy Rozak, Recording secretary.

Absent Members: None

- Mr. Travalini called the meeting to order at 7:39 p.m. Mr. Travalini asked if anyone would like to add anything to the agenda. Ms. Graziani stated she would like to add a discussion about the Open Space and Recreation Plan if time permits.
- ***Mr. Travalini made a motion to add the discussion about the Open Space and Recreation Plan to the agenda if time permits. Mr. Snow seconded the motion and it was voted to approve 7-0-0.***

Request for Determination of Applicability

- **1 Castle Road (RDA-17-18) proposal to install a replacement septic system with abandonment of old system**

Mr. Paul DeSimone from Colonial Engineering was present for the meeting. He stated there are wetlands on the property across the street but no wetlands on this property. They are going to use the existing tank and bring the pipe down to avoid cutting down a lot of trees. There are three trees near the old system that will be taken down. Two oaks and a pine must be cut down own. Ms. Graziano stated she viewed the property through google earth and agreed there were no wetlands on the property. Mr. Travalini asked if anyone has any questions. There were none.

Mr. Travalini made a motion to issue a positive 5 and a negative 3 determination of applicability for RDA -17-18 with the condition that erosion controls be extended, no fueling or storage of equipment within the 100 foot buffer. Mr. Snow seconded the motion and it was voted to approve 7-0-0.

3 Flagstone Drive (RDA-17-19) proposal to install a patio 17' x 13' on a condo unit within the Millstone Development

Mr. Ray Bigelow, the condo owner was present for the meeting and stated this is a proposal to construct a patio in the Millstone Adult Community Development. This patio would be set off of the existing porch and it is about 60 feet from the BVD wetland line. He stated they actually changed the dimensions from a 7' x 13' patio to a 16' by 12' patio.

Mr. Travalini stated he is opposed to this as they have had this issue with another condo in the same development. The run off will go into the wetlands. They should have done this when they had the original ~~notice of intent~~Notice of Intent open. They cannot do this for each ~~condo as it is like putting in 12 more buildings in an impervious surface and the~~condo as the drainage calculations are not valid for this. They could install filtration trenches or rain gardens to deal with all these proposed amendments to the condos. After a brief discussion, the ~~committee~~Commission feels that the condo owner should redo the drainage calculations and file another Notice of Intent. They need to redo the drainage calculations for any and all additions to the existing project. Then the Commission can look at the current calculations and let them know if they have room for any more additions or they can put in dry wells or rain gardens.

Mr. Travalini made a motion to issue a positive 3 and 5 determination of applicability for 3 Flagstone Drive (RDA-17-19). Mr. Snow seconded the motion and it was voted to approve 7-0-0.

Discussion #5 Request for Amendment to Order of Conditions Dep #216-0855 proposal for two family home (Bedelia Lane) originally known as 272 Village Street.

Mr. Dan ~~Merriek-Merrikin~~ from ~~Merriek-Merrikin~~ Engineering was present on behalf of the applicant for the meeting. Mr. ~~Merriek-Merrikin~~ stated they are now proposing a different unit configuration. The original unit foot print is shown in blue and it was wider. They would like to amend the plan so that it is now more compact. They originally had two driveways on the plan now there is only one. The impervious coverage decreased by 400 feet. The work is all 32 feet from the limit of work.

Mr. Travalini made a motion to allow a minor amendment for DEP # 216-0855. Mr. Snow seconded the motion and it was voted to approve 7-0-0.

Public Hearing # 1- continued (5/10/18) Notice of Intent (DEP# 216-~~09xx~~0921) 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~~

Mr. Travalini made a motion to continue Notice of Intent (DEP# 216-~~09xx~~0921) 1 Choate Park Road to the June 14, 2018 meeting at 7:45 pm. Mr. Snow seconded the motion and it was voted to approve 7-0-0.

Discussion # 1 Request for Amendment DEP # 216-0854 proposal to amend bridge design and qualify for 310 CMR 10.02 (2) (a) 2 and Medway General Bylaw Article XXI 21.1

Mr. Jonathan Novak, Civil Engineer and Scientist was present for the meeting. Mr. Novak stated the crossings were proposed to go through the construction phase and they decided to go with a timber bridge style. They did the calculations for stream crossing standards and they meet the

standards. The construction impact is now less as they are eliminating the need for a temporary bridge. There are two small differences with the bridge, the first will be a small difference in the bridge- a timber abutment with the piles inside of that. It will go abutment, piles, and wetland. On the other crossing it will be piles, retaining wall, and wetland. Mr. Novak stated this revised plan will be on file and part of the public record.

Ms. Graziano stated she is more concerned about the future management of it. Ms. Graziano stated they should have a stamp that states this plan replaces the original plan. Ms. Graziano stated there should be no more minor amendments after this as it gets too confusing to manage.

Mr. Novak stated the second part of this amendment has to do with a structural repair of the sewer line that goes through the property. They did a camera inspection and found some minor cracking. They looked into the best way to do the repair and decided to do a lining process and use a fiberglass and resin sock. They will need manholes for bypassing and to put the liner in. This will be on the western side and they will use three 8' x 8' dog hole-house structures and create a temporary plug that will be steam cured. The eastern side will have the access manhole. The pipe used will be 54 inches. The liner will be inserted with air then flipped upside down and injected with resin. They will plug up the sides and bake it and then any condensation left over will be captured in 5 gallon buckets. Tetra Tech reviewed this process. Mr. Novak stated this is a previously disturbed area and they won't be substantially changing the area.

Mr. Travalini asked if anyone had any questions. There were none.

Mr. Travalini made a motion to approve a minor amendment for DEP #216-854. Mr. Salvucci seconded the motion and it was voted to approve 7-0-0.

**Public Hearing # 2 continued (4/26/18, 5/10/18) Notice of Intent (DEP #216 -0918)
68 Oakland Street proposal to install a replacement septic system and abandonment of the existing failed system.**

- ~~WPA Form 3~~
- ~~Plans titled, "Site Development and Facilities Plan 68Oakland Street in Medway, MA by Guerriere and Halnon, Inc. dated April 2, 2018~~

Mr. George Mihov as the representative from Guerriere and Halnon was present for the hearing and stated the erosion controls, 3 granite bounds and the construction storage area in the front have been added to the plan.

Ms. Graziano stated ~~they need to get an excavator up there to test the soil. she had been contacted by the proposed installer who asked to bring in fill, she noted that if they brought in fill, testing requirements would apply. They are bringing in fill and that needs to be tested.~~ Mr. Mihov stated that would be cost prohibitive. The alternative is to bring in engineered materials or stone.

Mr. James Mayer was present and stated the area they are talking about is pretty steep and stated he would be ok if they used some of the fill from that hill. The Commission agreed if materials from the site were used they did not need to test.

Mr. Travalini made a motion to close the hearing for Notice of Intent (DEP #216 -0918) 68 Oakland Street. Mr. Blackwell seconded the motion and it was voted to approve 7-0-0.

Mr. Travalini made a motion to issue an Order of Conditions for Notice of Intent (DEP #216 -0918) 68 Oakland Street. Mr. Blackwell seconded the motion and it was voted to approve 7-0-0.

Public Hearing # 3 continued (4/26/18, 5/10/18) Notice of Intent (DEP#216-09XX) 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, date 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~~

~~Mr. Mounir~~ Mr. Mounir Tayara, the applicant, Mr. Jim ~~Pavlick~~ Pavlik, Outback Engineering, Mr. Dan Wells, Goddard Consulting and Mr. Tony Biocchi were all present for the hearing.

Mr. Sean Reardon from Tetra Tech (town consulting engineer) was also present for the hearing.

Mr. ~~Pavlick~~ Pavlik stated the last time they were here they had feedback from the ~~e~~Commission regarding a few comments and that the Conservation Commission had conducted a site visit.

Ms. Graziano stated she has some questions from the site visit and asked if they are trying to use the existing slope as much as possible without changing the grade which would reduce the slope and / or using some pervious material that would hold 75,000 pounds and be plow able. Mr. Tayara stated the fire chief wants to see pavement. He noted the Chiefs concern about The problem with using grasscrete is you can't get all of the snow out of it and they can't tell where they are driving. Ms. Graziano stated they need to propose some type of material that the Commission and Mr. D'Amico agree on such as Air Pave and guard rails and present it to the Fire Chief to sign off on it. Mr. Tayara will look into Air Pave and meet with Mr. D'Amico to discuss. Ms. Graziano stated the rain garden long term pollution plan needs to be updated.

Mr. Travalini asked if anyone has any questions. Ms. Cindy Maliniak of 14 Fairway Lane was present at the hearing and asked who will maintain the road. Mr. Tayara stated the home owners will take care of it until it is accepted by the town. It is gated but the Police and Fire Chief will have a key to it.

Mr. Dan Strachan of 11 Fairway Lane was present at the hearing and stated he thinks they will only plow this road in an emergency but not a regular basis. Mr. Travalini stated that the Fire Chief is the one to determine how often access roads should be plowed. Mr. Tayara asked if

there are any other concerns. Ms. Graziano stated she is still waiting to hear from the Town Council to see if this qualifies under the 40B and if it is exempt from the bylaws.

Mr. Dan Strachan also asked about future access to the town sewer. Mr. Salvucci stated they will just have to apply for a permit to do that.

Mr. Travalini made a motion to continue Notice of Intent (DEP#216-09XX) 11, 13, 15, 17 Fairway Lane Timber Crest Estates to the June 14, 2018 meeting at 7:45pm. Mr. Snow seconded the motion and it was voted to approve 7-0-0.

Public Hearing # 4 – (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 #216-09xx (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. Mounir Tayara, the applicant, Mr. Jim ~~Pavliek~~Pavlik, Outback Engineering, Mr. Dan Wells, Goddard Consulting and Mr. Tony Biocchi were all present for the hearing.

Mr. Sean Reardon from Tetra Tech was also present for the hearing.

Mr. Travalini read an email from Mr. Goddard that he felt was very offensive and inappropriate to Ms. Graziano and would like Mr. Goddard to apologize to Ms. Graziano before the next meeting.

Mr. Pavliek explained that the goal of the drainage design is to come up with a drainage system that results in no additional run off to the wetland. They compare run off rates from pre and post construction and come up with the drainage calculations. We have 5 drainage areas (design sites) one on the northwest corner that drains to the north, there is a smaller drainage northwest to the power easement that drains to the corner of the site over to Winthrop Street.. There is another one to the north of Ohlson circle and the largest is in the central portion of the site that discharges into a culvert under Lovering Street and out into Chickenbrook. The northeast section of the site is the uplands section and it flows into the intermittent stream to a culvert onto Fairway lane. The run off basins control the run off, we have broken the site into two sections- the western portion of the site (6) and the eastern portion of the site will use a roadside swail that will discharge to the central system, another infiltration basin off of Holliston Street that flows to the northeast and into two other infiltration basins as well. They are reducing run off and have controlled the volume to conditions below existing conditions. Mr. ~~Pavliek~~Pavlik stated they also have to comply with DEP standards and compliance with water quality which they have. They are proposing the homeowners association will be set up to maintain the system until the town accepts the roadway.

Mr. Sean Reardon stated they reviewed the plan and made their comments, then reviewed it again and made more comments. They have designated individual infiltration systems for each home. The houses are different sizes and the 5 acres of impervious surface where the applicant

~~has proposed individual sub surface infiltrators which will be require to and have their own storm water basin and should be able to~~ handle the 100 year storm. Mr. Reardon states each unit should have a designed infiltration system. Mr. ~~Pavliek~~Pavlik stated he can come up with a sample plot layout with roof drains and a sample calculation. Mr. Tayara stated they cannot specify today what house will go on each lot at this time. They have a set number of designs for the different types of lots. ~~It was noted that individual lots have not completed soil testing to determine whether the lots can confirm with the stormwater management regulations.~~ Mr. Reardon would like to see some basic calculations, maybe a table of information with a sample design for a certain size house. This will give us reasonable assurance that the design will work. This could be a guideline for Ms. Graziano to follow. Mr. Reardon stated they could come up with a matrix based on expected groundwater. This will tell us what size system works for a certain size house.

Ms. Cindy Maliniak of 14 Fairway Lane was present for the hearing and asked about the groundwater for each lot. Mr. Travalini stated they will look at the information and determine which infiltration system is best based on the size of the lot. Mr. Travalini stated we are not looking at each individual lot at tonight's meeting. We will look at each one as they are building on each lot.

Mr. Travalini stated there are still 9 items things that they need to be clarified for Tetra Tech. Mr. Tayara also stated they are going to use a concrete arch instead of the steel bridge as it has a much longer life.

Mr. Travalini asked if anyone has any other questions. Mr. Reardon would like to know if the town accepts the roads, will they also be responsible for the maintenance of the underground drainage system or will this fall to the homeowners association. Mr. Tayara stated he would like the home owners to be treated just like any other home owner in Medway with respect to their drainage systems.

Ms. Graziano asked about the redoing of the operations maintenance plan. She did not make comments because one page is not acceptable so that standard needs to be met. The long term pollution prevention plan needs to be clear as it has to live in perpetuity. Mr. Tayara stated he will review and revise it.

Ms. Graziano stated there are two rain gardens on sheets 21 but there is not an easement for those rain gardens. How would people get to them to maintain them or will the homeowners be responsible for that and how can you ensure that will get done. Mr. Tayara stated he can make an easement for that.

Ms. Graziano also stated that according to (condition 5 D & 5 E) ZBA's decision, lot 1 was supposed to be more of a scenic view area and same thing for lot 71.

She also stated that in the past, the Commission has had problems post construction with drainage and the abutters not understanding the access needed. We might want to mark the easements now on the areas that have to be maintained. They can use a metal rod below grade and can find it with a metal detector or at grade at the sidewalk using survey pins.

Ms. Graziano asked about wetlands replication and stated she would like to see easements there now. Mr. Snow stated they should put something in the deed or in the order of conditions about it.

Ms. Graziano also mentioned Lot 85, condition 5C under ZBA- McKenzie is looking into what that means.

Ms. Graziano asked about snow storage. Mr. Tayara stated there is no problem with snow storage. It goes to the sides of the streets. Ms. Graziano is concerned that snow will be pushed into sensitive areas. Mr. ~~Pavliek~~Pavlik stated they can put something into the long term maintenance plan that addresses where the snow can be plowed.

Mr. Tayara stated the ZBA wanted them to look into passive walking trails near the wetlands. He thought maybe ~~Tony~~Mr. Biocchi and Ms. Graziano could to walk out there and see what could be done. He would like our guidance about this. Mr. Travalini stated they should wait until the roads are in before deciding on this.

Mr. Travalini made a motion to continue to Notice of Intent DEP #216-09xx (Timber Crest Estates) Fairway Lane, Fern Path, Woodland Road, 102 Winthrop Street, 13 Ohlson Circle, 165 Holliston Street Map to the June 14, 2018 meeting at 7:45 pm. Mr. Blackwell seconded the motion and it was voted to approve 7-0-0.

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)

No minutes were approved at this meeting.

Discussion # 3 Request for Extension for DEP # 216-0851 Roadway work at West Street and Main Street

Mr. Travalini made a motion to allow an extension for 3 years for DEP # 216-0851 Roadway work at West Street and Main Street. Mr. Snow seconded the motion and it was voted to approve 7-0-0.

Discussion # 4 Request for Extension for DEP #216-0871 (50 Alder Street) proposal to construct a commercial building, stormwater management, and parking area.

Ms. Graziano stated this has not been recorded and they have another year so she has to wait on that. Mr. Snow stated she should tell them it needs to be addressed within 6 months.

Discussion # 6 Open Space and Recreation Plan- Proposed Ideas for Action Plan (OSRP)

This was not discussed as the meeting ran very late.

Agent Report

Nothing to report at this time

Chair Report

Nothing to report at this time.

Adjourn

Ms. Queenan made a motion to adjourn the meeting at 10:56 pm. Mr. Salvucci seconded the motion and it was voted to approve 7-0-0.

* Next Scheduled Public Meeting: June 14, 2018 at 7:30PM- Sanford Hall, Town Hall 155 Village Street, Medway, MA 02053

Respectfully submitted,

Tracy Rozak

Documents Presented at the May 24, 2018 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Determination of Applicability

1 Castle Road (RDA-17-18) proposal to install a replacement septic system with abandonment of old system

- [WPA Form 1](#)
- [Plans titled, “Proposed Sewage Disposal System 1 Castle Road, Medway, MA” by Colonial Engineering, date April 24, 2018](#)

3 Flagstone Drive (RDA-17-19) proposal to install a patio 17’ x 13’ on a condo unit within the Millstone Development

- [WPA Form 1](#)
- [Plans titled, “Foundation Certification Adult Retirement Community Unit Development Millstone Village Medway, MA” by GLM Engineering, date 5/5/17 with hand drawing of patio location](#)

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) 68 Oakland Street proposal to install a replacement septic system and abandonment of the existing failed system:

- WPA Form 3

- Plans titled, “Site Development and Facilities Plan 68Oakland Street in Medway, MA by Guerriere and Halnon, Inc. dated April 2, 2018

Public Hearing # 3 continued (4/26/18, 5/10/18) Notice of Intent (DEP#216-09XX) 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, date 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 # 4 – (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 #216-09xx (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