



MEDWAY CONSERVATION COMMISSION MEETING
155 Village Street Sanford Hall, Medway, MA 02053
July 11, 2018 - 7:30 P.M.

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on July 11, 2018 at Sanford Hall. In attendance were members Dayna Gill, David Travalini, David Blackwell, Scott Salvucci, Ken McKay, Bridget Graziano, Conservation Agent and Tracy Rozak, Recording secretary.

Absent Members: Margery Queenan

- Mr. Travalini called the meeting to order at 7:35 p.m. Mr. Travalini asked if anyone would like to add anything to the agenda. Mr. Travalini stated he would like to add a discussion about the Route 109 project.

Mr. Travalini made a motion to add a discussion about the Route 109 project to the agenda. Mr. Snow seconded the motion and it was voted to approve 5-0-0.

Request for Certificate of Compliance

- **6 Pine Meadow Road (DEP #216-0885)** proposal to construct a single family home with associated utilities, driveway, and lawn area

No one was present for this meeting. Ms. Graziano stated the applicant complied with everything she had asked except she emailed them about pulling down the erosion controls but they did not get back to her yet. She stated she thought they should do a little bit of seeding and add some composting leaves where they removed the erosion controls.

Mr. Travalini stated they cannot vote on this tonight. This review will be held to the end of the meeting to see if anyone shows up. If no one shows up, they will be forced to deny it as it is currently not in compliance per the Order of Conditions.

- **72 Main Street (DEP #216-0852) proposal to construct 3 commercial buildings, stormwater, parking and associated utilities**

Mr. John Cusack with Bohler Engineering and the property owner were present for the meeting. Mr. Cusack stated the Commission wanted some things cleaned up which they have done. He stated he walked the site with Ms. Graziano on July 2, 2018. Ms. Graziano stated she did a site visit on July 2nd and stated previous to this there had been a denial of the Certificate of Compliance due to a sedimentation blow out of the slope into the 25 foot buffer zone. This has since been fixed and there are no signs of rutting and they are now in compliance but there will be conditions that will remain in perpetuity. The conditions are # 53, 54, 64, 67, 114 through 126.

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

Mr. Travalini made a motion to issue a Certificate of Compliance for 72 Main Street (DEP #216-0852) with conditions # 53, 54, 64, 67 and 114 through 126 remaining in perpetuity. Ms. Gill seconded the motion and it was voted to approve 5-0-0.

- **Sorrento Lane (formerly 13/15A Fisher Street) DEP #216-0847, 0862, 0872 proposal to construct a subdivision road and stormwater management system, 3 units total within the subdivision and 2 which have separate orders**

Mr. Keith Usher was present for the meeting. He stated they completed everything that was required and was told to come down and get his certificate of compliance. Ms. Graziano stated that DEP # 216-0847 was for the subdivisions, roadway and infrastructure. Based on her June 26th and July 5th visits, everything is in compliance with the order of conditions for the subdivisions.

Mr. Travalini made a motion to issue a Certificate of Compliance for DEP #216-0847. Mr. Blackwell seconded the motion and it was voted to approve.

* Ms. Graziano stated she forgot to add the perpetual conditions. She asked Mr. Travalini to amend the vote to add them

Mr. Travalini made an friendly amended motion to issue a Certificate of Compliance for DEP # 216-0847 with the exception that conditions # 111 through 120 (maintenance of stormwater system) remain in perpetuity. Mr. Snow seconded the motion and it was voted to approve 5-0-0.

DEP # 216-876 - The construction of 4 Sorrento Lane, a single family home with associated utilities

Ms. Graziano stated she did a site visit on June 25th and July 6th and stated everything at the property complies with the order of conditions.

Mr. Travalini made a motion to issue a Certificate of Compliance for DEP # 216-876 with the exception that conditions # 16, 17, 18 and 20 remain in perpetuity. Mr. Blackwell seconded the motion and it was voted to approve 5-0-0.

DEP #216- 876 - The construction of a second single family home with associated utilities

Ms. Graziano stated she did a site visit on June 25th and July 6th and stated everything at the property complies with the order of conditions.

Mr. Travalini made a motion to issue a Certificate of Compliance for DEP # 216-876 with the exception that conditions # 15, 16, 17, 18 and 20 remain in perpetuity. Mr. Blackwell seconded the motion and it was voted to approve

5-0-0.

Request for Determination of Applicability

- **8 Island Road (RDA-17-25) proposal to install footings for new enclosed porch**

No one was present for this meeting. Mr. Travalini agreed to wait to see if anyone would show up. *Mr. Travalini stated they will wait to see if anyone shows up for this hearing.*

- **9 Summer Street, (RDA-17-26) proposal to install monitoring wells**

* Brian Snow stepped down for this meeting.

Ms. Meghan Kerns, Project Scientist and Mr. Andy McGee, Principal Scientist from Epsilon were present for the meeting. Ms. Kerns stated this RDA builds upon a prior RDA and they are requesting a negative determination of applicability allowing for the installation of two small PVC monitoring wells (piezometers). They brought in a sample PCV pipe to show the commission. She stated if you look at attachment B, figure 4, you will see monitoring well # 32 is located in the 100 foot buffer zone to a bordering vegetated wetland and riverfront and this well is exempt from monitoring under the Wetlands Protection Act as it is an activity that is temporary in nature. She explained that it is still subject to review under the town bylaw. Monitoring well # 1 is located in the 100 year flood plain and is not exempt from the Wetland Protection Act. Ms. Kerns stated that back in 2016 an order of conditions was issued for Exelon Medway for a proposed electrical facility and amended by the Commission in 2017 authorizing a minor adjustment to the gas pipeline route. One condition of the EFSB was Exelon was required to put in 3 ground monitoring wells to monitor the monthly groundwater data. Two of the wells are in Medway and one is in Bellingham. The purpose is to assess what long term impacts the electrical facility has on the groundwater and its tributaries. The installation of the piezometers will be installed using a gas powered digger or auger depending on the situation. Then they will be backfilled with pellet sized bentonite and clean sand and the top foot filled with bentonite clay. These piezometers will be driven between 4 and 5 feet below grade and a foot and a half will stick up above grade with a riser that has a reflective cap. Upon completion, the piezometers will be removed by hand and the area restored accordingly. No mechanized machinery or refueling will occur in jurisdictional areas. These monitors take up two square feet of impact so that is why they are requesting a negative determination of eligibility. These piezometers are only temporary for about 5 years and then they are taken out. Mr. Travalini asked how long these monitoring wells will be in the ground. Ms. Kerns responded they will be monitoring for 5 years with a monthly reading. Mr. McKay asked if they could be monitored more often. Mr. McGee stated they are following the RDA. Mr. McGee explained how the PVC pipe will be driven into the ground. Ideally the auger leaves a hole that they can put clean sand around that doesn't absorb the water. The bentonite pellets help to keep the water from coming in. Mr. Travalini asked if the ground water is being drawn down dramatically. Mr.

McGee stated they would have to send the data to the ESB and look at that data to see if there were any significant findings.

Ms. Graziano stated the installation of the piezometers as discussed at this hearing and as provided in the application is fine and that they will not bring in any large machinery. They will notify the Commission when all the actions are complete so that the Commission can check that they were installed as conditioned and after the monitoring wells are removed, everything will be put back the way it was and leaf litter added if needed. She stated she would also like to see the monthly monitoring reports.

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

Mr. Travalini made a motion to issue a positive 5, negative 3, and negative 5 for RDA # 17-26, 9 Summer Street -proposal to install monitoring wells at Exelon with the following conditions. The applicant will not bring in any large machinery, they will notify the Commission when all the actions are complete so they can check that they were installed as conditioned and after the monitoring wells are removed, everything will be put back the way it was and leaf litter added if needed. Ms. Gill seconded the motion and it was voted to approve 5-0-0.

* Brian Snow came back into the meeting.

Discussion # 1

- Vote and Sign letter of support for the Open Space and Recreation Plan

Ms. Graziano asked that the Commission members to send all their comments to her and she will draft the letter of support.

Discussion # 2

- Vote to remove the Enforcement Order for violation of the Order of Conditions

Ms. Graziano stated the property owners of Sorrento Lane have an open order and they violated the conditions by cutting tress beyond the erosion control lines but they are now in compliance.

Mr. Travalini made a motion to remove the Enforcement Order for Sorrento Lane DEP #216-0847. Ms. Gill seconded the motion and it was voted to approve 5-0-0.

Public Hearing #1-continued (5/10/18, 5/24/18, 6/14/18, 6/28/18) Notice of Intent (DEP #216-0921) 1 Choate Park Road proposal to complete vegetation management for invasive and nuisance aquatic vegetation

Ms. Graziano stated that Solitude Lake Management had a problem with the condition # 28 that states the substance should be applied by an herbicide applicator licensed in the aquatic weed

category by the pesticide bureau. Ms. Graziano stated this condition was recommended the by Lake Guidance Document. After a brief discussion, it was decided to change the wording of the condition.

Mr. Travalini made a motion to amend the wording of condition # 28 of the Notice of Intent for DEP #216-0921 -1 Choate Park Road, to read “all herbicides applied per this order shall be applied by a herbicide applicator licensed in the aquatic weed category by the Pesticide Bureau or other licenses as reviewed and approved by the Agent and/or the Commission.” This was condition # 28 but it is now condition # 29. Mr. Blackwell seconded the motion and it was voted to approve 5-0-0.

Mr. Travalini made a motion to close the hearing for Notice of Intent (DEP #216-0921) 1 Choate Park Road. Mr. Blackwell seconded the motion and it was voted to approve 5-0-0.

Mr. Travalini made a motion to issue a Notice of Intent for DEP # 216-0921, 1 Choate Park with the condition that # 29 be amended as stated above. Mr. Blackwell seconded the motion and it was voted to approve 5-0-0.

Public Hearing #2 -123 Main Street Notice of Intent (#216-0920) for a proposal to install a water main connection

Mr. Paul DeSimone from Colonial engineering was present for this hearing and stated he would like an extension for this hearing. Ms. Graziano stated it can't be extended because the hearing has not been opened but it can be continued to the next meeting.

**Public Hearing # 3 -6 Woodland Road Notice of Intent (MBL-17-02)
proposal to install a replacement septic system (bylaw only)**

Mr. Paul DeSimone from Colonial Engineering was present for the meeting and stated this septic has failed and they are going to install a new 1500 gallon tank and a 1000 gallon pump chamber system on the side of the house because of the wetlands. It is a small wetland area but it is over 5000 feet so they did not file with the state. They could not put it behind the house because the retaining wall is holding up ledge. They had to go past the shed and put the system into the woods. They could not put it in the front because of the waterline. Ms. Graziano asked that the erosion controls be extended out further. There are a couple of big trees that will stay. A few small trees are coming down. They may be able to save one ten inch oak tree in the grading.

Ms. Graziano stated she amended the new wetland line on her plan and will add siltation fencing near the grading area and extend the compost sock out further along the buffer zone down south.

Mr. Travalini made a motion to close the hearing for 3-6 Woodland Road Notice of Intent (MBL-17-02) proposal to install a replacement septic system (bylaw only). Mr. Snow seconded the motion and it was voted to approve

5-0-0.

Mr. Travalini made a motion to issue an order of conditions for 3-6 Woodland Road Notice of Intent (MBL-17-02) proposal to install a replacement septic system (bylaw only). Mr. Snow seconded the motion and it was voted to approve 5-0-0.

Public Hearing # 4 continued (4/26/18, 5/10/18, 5/24/18, 6/14/18, 6/28/18) 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, Outback Engineering, Mr. Dan Wells, Goddard Consulting, Mr. Mounir Tayara, the applicant and Mr. Matt Watsky, Attorney were present for the hearing. Mr. Tayara stated he met with the Fire Chief and the Fire Chief stated he does not want an impervious surface and stated he wants 15 feet of pavement as per the plan. Mr. Tayara forwarded the Fire Chiefs email to Ms. Graziano and she reviewed it. Mr. Travalini asked if the Commission members had any questions. There were none.

Mr. Pavlik stated the catch basin is in the center and it drains towards Fairway Lane. They graded the driveway to a low point next to the rain garden that will be planted with suitable species (the details of which are in the plan).

Mr. Travalini asked the public if they had any questions. Mr. Dan Strachan from 11 Fairway Lane stated he did not receive the letter from the Fire Chief that explained his reasoning. He would like to know why and have the Fire Chief attend the next meeting and explain why. Ms. Graziano stated she had the letter from the Fire Chief and read it to the public. Ms. Graziano stated she needs to know what the maintenance plan will be for the easement. Mr. Tayara stated this property is owned by Novius Homes LLC which they have an option to purchase it. Timber Crest LLC will own the easement or grant the easement and Timber Crest LLC will maintain it. There is an O&M plan on record. Ms. Graziano stated the O&M plan needs to be updated and there needs to be a separate maintenance plan for easement. Mr. Travalini stated the easement maintenance plan will remain in perpetuity with the deed of the easement. Mr. Strachan asked if there will be two gates and if the emergency access signage has that been agreed upon. Mr. Travalini stated that is not a concern for the Commission. Ms. Graziano stated they do not want it to be used regularly so they will have to talk to the Fire Chief about that. Mr. Tayara stated the gate will be on the Timber Crest side not on Fairway Lane. Mr. Strachan asked what will prevent the owners from using the road for extra parking for parties etc. Mr. Tayara stated he will put up a sign and the end stating no parking or for emergency vehicles only.

Ms. Amy Kwesell, Town Counsel from KP Law was present for the meeting and stated the final plans will have to go before the Zoning Board of Appeals and the signage issue should be presented to them. She stated they will need to present a final Comprehensive Plan to the ZBA. Mr. McKay asked about the rain garden and the trees that will be removed. He asked Mr. Salvucci if there is a way to make less of an impact. Mr. Salvucci stated no. Mr. Dan Strachan asked how many trees are going to be cut down near the rain garden. Mr. Tayara stated they are going to clear that area. Mr. Strachan is concerned about the increase in run off. Mr. Salvucci stated the rain garden will help with that. Mr. Strachan asked if the trees can be marked. Mr. Snow stated the area of

disturbance is marked on the plan. Mr. Travalini stated there is a science to the size and shape of the detention areas. They take water in and hold it for a certain amount of time. Most developments have them which allows the water to flow in and screen out the pollutants. They don't want to plant trees too close by as the roots grow and destroy the detention walls which cause them to fail. Mr. Steve Malniak of 14 Fairway Lane asked about identifying the current drain that was installed by the previous owners of #13. Mr. Snow pointed it out on the map on the projector screen. Mr. Strachan asked if they can discuss putting some type of shrubbery between him and the rain garden to dress it up aesthetically. Mr. Salvucci and Mr. Tayara both stated the rain garden will be aesthetically pleasing with mulch, plantings and shrubs.

Ms. Graziano stated they are concerned about excess salt and sand going into the rain garden. Mr. Pavlik stated they will use a silt fencing annually and the mulch is replenished regularly. Mr. Snow stated he would like the O&M plan to state that the snow storage area can only be used for snow and emergency vehicles. Mr. Salvucci stated they could extend the sediment forebay if possible. Ms. Kwesell asked if the perimeters of the easement will be included in the rain garden. Mr. Tayara stated of course they will.

Ms. Graziano stated the only things outstanding are the O&M plan for 13 Fairway Lane which needs to include the snow storage area for emergency and snow vehicles. The O&M plan also needs to specifically state that the snow plow drivers and landscapers will need to know the storage areas and have to sign a document that they read the long term pollution plan and that they are aware of the conditions in regards to the maintenance. Mr. Pavlick will look into extending the sediment forebay to prevent run off into the rain garden. Ms. Graziano also wants the Fire Chief to review the O&M plan and sign off on it.

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 July 26 2018 meeting at 7:45 pm. Mr. Snow seconded the motion and it was voted to approve 5-0-0.

Public Hearing # 5 – 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, 5/10/18, 5/24/17, 6/14/18, 6/28/18) 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

Mr. Jim Pavlik, Outback Engineering, Mr. Dan Wells, Goddard Consulting, Mr. Mounir Tayara, the applicant and Mr. Matt Watsky, Attorney were present for the hearing. Mr. Pavlick stated that at the last meeting there were 4 outstanding drainage comments from Tetra Tech. We have provided 2 response letters. Ms. Graziano stated we are not reviewing the stormwater tonight. Mr. Pavlik stated he submitted the letters on July 9th that address Tetra Techs remaining comments and the May 29th memo from the Commission.

Mr. Wells stated they received a comment letter from Ms. Graziano and went back to all the original comments from Art Ellen from Eco Tech and left the original comments and responses in

the background. Their responses are in bold. He also submitted additional documents including the vernal pool surveys that were conducted and a document that describes the timing restrictions in place to protect the migrating amphibians, stream crossing #1 and how it will be monitored and the construction sequence and also a new document for stream crossing # 3 that talks about wildlife features. They also updated WPA form 3 with the final wetland calculations. He also showed a poster of the vernal pool habitat plan and stated the areas in green are the habitat areas and overlays the limit of work which demonstrates the work will not alter the vernal pool habitat. They are bound by the regulations and there is no alteration of BVW or the vernal pool habitat resource area. They do provide an amphibian crossing tunnel and also an amphibian barrier made of concrete where most of the migration might take place. This keeps the spotted salamander and wood frogs from crossing the road. Mr. Salvucci asked about the size of the amphibian corridor. They are proposing a vertical wall and the amphibian wall extends to the tunnel and on the west side at the base is the amphibian barrier. They determined the size and width based on Scott Jackson's design (a biologist from UMASS). Mr. Wells stated the key is to have an open grate that allows natural light in and it meets all the minimum requirements. Ms. Gill asked if there is any maintenance plan for the barrier and the tunnel to ensure that it doesn't get clogged or blocked. Ms. Kwezell stated they could ask them to put the amphibian protection plan with ongoing maintenance into the long term maintenance plan.

Mr. Tayara stated in reviewing a sample Order of Conditions of the Commission, they are just not able to meet some of the general conditions as there are 21 pages of conditions. For example, they requested every 500 cubic yards of fill be tested. He stated this is nearly impossible as he has 60,000 cubic yards of fill. Mr. Snow stated there are alternatives and he needs to come up with the alternatives. Mr. Tayara also stated other conditions he feels are impractical and cited the higher LSPs, and to hire an erosion control inspector to produce biweekly reports. Also reports required 24 hours after a rain fall of half an inch is too much. He stated he would need an entire staff to do all this. Mr. Tayara would like to know if they can come to some agreement on some of these things. He would like them to start drafting the order so they can start work on this process. Mr. Travalini stated Ms. Graziano gave him a standard order of conditions that he should review but there will be special conditions for this project. If he has questions, he can ask Ms. Graziano or the Commission. He can also could appeal the final order if he doesn't agree with it. Mr. Tayara stated he is just asking for a little more flexibility and an avenue to talk things out. Mr. Snow stated they are always open to talk things out but there will be a lot of conditions for a project of this size. Mr. Snow asked him to review the conditions and come up with a list of any conditions he feels are not ok and then they can discuss them.

Ms. Graziano stated there are still a few outstanding items. The big one is being does the Commission agree they will allow a FRAC OUT plan for the horizontal drilling after the Order has been issued. Do they want one before? Mr. Travalini stated the FRAC OUT plan needs to be inspected and approved by the Commission or its agent before the work begins. Mr. Tayara stated they would have to hire someone now to do a detailed FRAC OUT plan but they cannot hire someone today. Mr. Watsky asked if they have concerns about the draft FRAC OUT plan that has already been presented. Ms. Gill stated that was a sample generic plan and she would not be comfortable accepting that. Mr. Snow stated the sample plan is too generic and they would need a more detailed plan. Mr. Watsky stated the sample FRAC OUT PLAN is standard practice for industry. Mr. Tayara stated he cannot hire someone now do the FRAC OUT plan. Mr. Snow stated

he needs to hire somehow who will submit a detailed plan for this project not just a generic plan. He would like one that is specific to Massachusetts not one that is from another state. Mr. Tayara asked that this not be reasonably denied. He is concerned that this is just becoming a way to stop the development. Mr. Snow stated that is not the goal but it could be a stumbling block. Mr. Tayara stated he would speak to his attorney about the wording regarding this.

Ms. Graziano stated she received a request from an abutter requesting a review of alterations to the grading, and the loss of canopy within 100 feet of a certified vernal pool. Mr. Dave Dalheimer of 21 Fairway Lane was present and stated he is the abutter and is concerned that there is a lot of waterfront property and is concerned about all of the fill needed to pad up the road and house lots. There seems to be a fair amount of grade changes going on and he wonders how that affects the hydrology of the certified pools with the loss of canopy. He stated you're not building a road through the vernal pool but you are developing all around it and killing off those resource areas. Ms. Graziano stated she researched this and looked into if there is a change in the water levels or water budget. She is going to ask Sean Reardon from Tetra Tech about that and how to measure if there is an overall effect to the water budget for the vernal pools. Mr. McKay asked if Art Allen has been asked this question. Ms. Graziano stated no he has not been posed with this question. Mr. Pavlik stated qualitatively they are recharging most of the groundwater surrounding the vernal pools which is better than letting it flush down the stream.

Ms. Graziano stated the Commission needs to determine what they are planning to bond out. Ms. Kwesell stated obviously the replication areas will be bonded but what about where the road is zero feet from the resource area? She stated they have modified their plans quite a bit but there are still impacts very close to the resource areas, with very little buffer between the road and resource area. Can anything else be done and can it be bonded? Mr. Tayara stated it will be part of the final plan for the ZBA. Mr. Travalini stated there will be inspections and if they see a problem they can issue a cease and desist order at that time.

Ms. Graziano stated there are still impacts within the 15 foot buffer zone. They have reduced the impacts but there are still impacts. Mr. Tayara stated the impact area is 1.8 percent of the entire 15 foot buffer. Mr. Snow thinks there are other ways to configure this project. Mr. Pavlik stated the June 21st response letter from Goddard Consulting, page 9 has a table where they responded to NC 2.8 and itemized the alterations as a percentage of the total areas on site. There are about 11 acres on site and they are altering .2 acres (about 8,600 sq. feet), 1.8 percent of the 0-15 foot buffer. There are 39 acres in the 15- 100 foot buffer and 45.7 percent will be altered. Mr. Pavlick stated most of the work was shifted outside of the 15 foot buffer zone. They shifted Road E and the retention basin outside of the buffer zone. Ms. Graziano asked about how many trees per acre? She is concerned about the edge effects and impacts to the wetlands. Ms. Graziano stated on page 10 & 11 NC -4 Goddard Consulting's response on 6/21- where is stated it does not propose work on any lots but the number and shape of lots have been set by the ZBA. She stated they have been approved but not set by the ZBA. Mr. Tayara stated they are not willing to redesign the development at this point. Mr. Tayara stated they have made phenomenal progress in reducing impacts, redesign, reducing work within the 15 foot buffer but they can't keep this open forever. Mr. Travalini stated the Commission needs to decide if this project can be conditioned so that it will protect all of the wetlands, not just part of it, but 100% of the wetlands. Mr. Tayara stated he has put so much time, money and effort into this project and it is still not acceptable to the board. He

stated this is a never ending process and they have gone by the regulations and provided as much information as they can but at every meeting they always comes up with more questions and conditions etc.

Ms. Graziano stated she still needs to review the stormwater and asked if the Commission wants a construction protocol along the wetland areas. Mr. Pavlik stated the erosion control plan addresses this. Ms. Graziano stated she wants to look at the tree planting plan and asked how did they come up with how many trees to plant. Mr. Wells stated they will plant trees wherever it is feasible. They selected native species and their density is 8-10 feet apart. They looked at areas where tree canopy will be cleared close to the wetlands and where they could replant. Mr. Snow stated Ms. Graziano is looking for more of a ratio. Ms. Graziano stated she needs to know the rationale behind it such as this will prevent x because we removed x. Mr. Travalini stated they should plant a combination of slow and fast growers to provide the best canopy.

Mr. Wells cited a study that shows clear cutting near vernal pools is not always bad but can create diversity. They are happy to modify the species the Commission is happy with. They are not replacing tree for tree as that is impossible. There is a lot of undisturbed forest. Ms. Kwesell asked if they will provide a sequencing/phasing plan with a timeline. Mr. Wells said they could provide that. Mr. Travalini stated he wants to see the areas where they will be clearing within the 0-15 feet and what they are planning to replace in those areas.

Ms. Graziano asked if there are any landscaping plans for drainage areas that we are not aware of. If there is a plan, the plantings should be native. Mr. Tayara stated they have not done this yet but they will. Ms. Kwesell stated the new plans are still putting on limited work for the lots and this should come off. Mr. Pavlik stated that is for stormwater design calculations and needs to be kept on there. Mr. Snow stated they should note that on every page with an obvious stamp that states the lots are not approved.

Mr. Travalini asked the public if anyone had any other questions. Mr. Sean Mac Avoy of 31 Fairway Lane asked about the central vernal pool. Is there any standards or research that shows a vernal pool that is almost completely surrounded such as this one can survive as a vernal pool. Mr. Travalini stated research shows they need 600 feet around them but state law does not let us protect that much. Mr. Wells stated this pool was unique that it is not used by many spotted salamanders but mostly wood frogs. It is a low quality habitat for spotted salamanders.

Ms. Cindy Malianak of 14 Fairway Lane stated there were supposed to be 120 units and the developer has made adjustments but she feels there is still so much more they can do. Mr. Snow stated the number of units doesn't really matter as much as where they are placed and how they will affect the environment. Mr. Travalini stated they have to prove what they plan to do on the lots will not adversely affect the vernal pools. Monitoring will be required during construction.

Mr. Snow asked what is the timeframe from the start of construction to finishing the last house. Mr. Tayara stated that is hard to say but maybe 6 years. He is only allowed 30 permits per year as the best case scenario. We are limited to 6 years per phase. A maximum of two phases at a time.

Mr. Travalini made a motion to continue Notice of Intent DEP #216 -0914 (Timber Crest Estates) to the July 26, 2018 meeting at 7:45 pm. Mr. Blackwell seconded the motion and it was voted to approve 5-0-0.

Route 109 project- Mr. Travalini stated he has been walking and taking pictures of all the cars parked there. He called Glenn Trinidad and they told Amirillo to stop parking there. He stated if anyone sees any more vehicles, he asked that they stop and take pictures and report it to him.

Approval of minutes 3/22/18, 4/12/18, 4/26/18, 5/10/18 (continuation only), 5/24/18, 6/14/18, 6/24/18

No meeting minutes were approved at this meeting.

Agent Report – no report

Chair Report

Route 109 project- Mr. Travalini stated he has been walking and taking pictures of all the cars parked there. He called Glenn Trinidad and they told Amirillo to stop parking there. He stated if anyone sees any more vehicles, he asked that they stop and take pictures and report it to him.

Mr. Travalini made a motion to adjourn the meeting at 11:10 pm. Ms. Gill seconded the motion and it was voted to approve 5-0-0.

Next Scheduled Public Meeting: July 26, 2018 at 7:30PM * Sanford Hall, Town Hall 155 Village Street, Medway, MA 02053

Respectfully submitted by,

Tracy Rozak

Documents Presented at the July 11, 2018 Public Meeting

All documents shall be kept in the Conservation Commission Office files

- **6 Pine Meadow Road (DEP #216-0885) proposal to construct a single family home with associated utilities, driveway, and lawn area**
 - WPA Form 8a
 - As Built Plan titled, “Septic System AS Built Plan #6 Pine Meadow Road, Medway, MA” by McClure Engineering, dated February 19, 2018
 - Picture taken by the Agent
- **72 Main Street (DEP #216-0852) proposal to construct 3 commercial buildings, stormwater, parking and associated utilities**
 - WPA Form 8a
 - Plan Titled, Recorded Survey Tri Valley Commons 72 Main Street” by Control Point, dated November 30, 2018
 - Pictures taken by the Agent
- **Sorrento Lane (formerly 13/15A Fisher Street) DEP #216-0847, 0862, 0872 proposal to construct a subdivision road and stormwater management system, 3 units total within the subdivision and 2 which have separate orders**
 - WPA Form 8a for each DEP file number
 - As Built Plan titled, “ The Haven As Built Plan” by Land Planning, dated June 18, 2018
 - Pictures taken by the agent
 - Application Summary for each lot drafted by the Agent
- **8 Island Road (RDA-17-25) proposal to install footings for new enclosed porch**
 - No one was present for the meeting, so the hearing could not be opened
- **9 Summer Street, (RDA-17-26) proposal to install monitoring wells**
 - WPA Form 1 – Exelon West Medway IIC Monitoring Well Installation, by Epsilon, dated June 28, 2018
 - Plans titled, “West Medway II Facility – Grading and Drainage Plan C4.1 by Beals and Thomas, dated August 17, 2018

Public Hearing #1-continued (5/10/18, 5/24/18, 6/14/18, 6/28/18) Notice of Intent (DEP #216-0921) 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
- Supplemental Document submitted on June 18, 2018 titled, “Introduction”
- MSDS for Reward, Captain XTR, VitaStim MD Pellets

Public Hearing #2 -123 Main Street Notice of Intent (#216-0920) for a proposal to install a water main connection

- WPA Form 3
- Plans titled, “Proposed Water Line Plan of Land in Medway, MA” by Colonial Engineering, dated May 1, 2018

Public Hearing # 3 -6 Woodland Road Notice of Intent (MBL-17-02) proposal to install a replacement septic system (bylaw only)

- WPA Form 3
- Plans titled, “Proposed Sewage System 6 Woodland Road Medway, MA” by Colonial Engineering, dated May 31, 2018 Public Hearing # 4 - continued (4/26/18, 5/10/18, 5/24/17, 6/14/18, 6/28/18) 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)

Public Hearing # 4 continued (4/26/18, 5/10/18, 5/24/18, 6/14/18, 6/28/18) 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, 2018fo
- 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 # 5 – 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, 5/10/18, 5/24/17, 6/14/18,6/28/18) 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