



MEDWAY CONSERVATION COMMISSION MEETING
155 Village Street Sanford Hall
Medway, MA 02053
August 29, 2019 – 7:30 P.M.

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on August 29, 2019 at Sanford Hall, Medway, MA. In attendance were members, Dave Travalini, Brian Snow, David Blackwell, Brian Snow, Ken McKay, Scott Salvucci, Bridget Graziano, ConCom Agent, and Tracy Rozak, Recording Secretary. *Mr. Blackwell arrived at 7:46 pm.

Absent: Dayna Gill

The meeting was called to order by the Conservation Commission Chairman, Mr. Travalini at 7:40pm.

Mr. Travalini asked the members of the board if there were any additional items that anyone would like to add to the agenda. There were none.

Request for Determination of Applicability

97 Milford Street (RDA-20-02) – Proposal to construction an addition/garage (30' x 25') to the existing single family home

Mr. and Mrs. Alex Carneiro were present for the meeting. Mrs. Carneiro stated they would like to add an addition/garage to their house. Ms. Graziano stated she went out to the site when they did the septic system about 4 years ago. This location is adjacent to their driveway and there is an existing lawn. They might have to take one tree down which they will replace. They put in granite bounds at the wetland lines when they did the septic system. Ms. Graziano checked and the wetland is still where it was four years ago. There is some Jewell weed and a canopy type carport shed that is in the 25 foot. There is another canvas shed which is newer and she recommends that be removed. There is some lawn that goes into the 25 foot. Mrs. Cameiro stated the tree should probably be cut down because the branches will hit the side of the addition. Mr. Travalini asked that they replace it with another tree but it can be further back.

Mr. Travalini made a motion to issue a positive five, negative three determination for 97 Milford Street (RDA-20-02) with the following conditions:

- 1. Before the project commences, a limit of work barrier will be established using compost (filter) mitt (straw wattles are NOT PERMITTED) and trenched siltation fencing as depicted on the approved plan. The Conservation Agent shall be notified when this barrier is in place, prior to the commencement of any work, so that she may make an inspection. The Conservation Commission reserves the right to require additional erosion and/or damage prevention controls it may deem necessary.***

2. *There shall be no refueling of equipment within the 100' buffer zone before, during, or after construction. Equipment may be kept on site within the limit of work line only (or limit of work). Stockpiles shall be surrounded by erosion controls in order to protect the soils from eroding into the street and the associated street catch basins.*
3. *The applicant shall remove all canvas shed which are within jurisdictional area, specifically the 0-25' buffer zone and located to an area outside the Commission's jurisdiction or to an approved location within existing altered 25' -100' buffer zone.*
4. *The applicant shall replace any mature trees removed for the construction of the addition at a ratio of 1:1. Tree replacement shall consist of native species (Oak, Maple, Birch, etc) and shall be approved by the Agent and/or Commission prior to planting.*
5. *Roof run-off shall be directed for discharge into and/or an herbaceous layer to allow filtration and slowing of velocity of the run-off prior to reaching the 25' buffer zone and wetland resource.*
6. *All disturbed areas within the 100' buffer zone shall be seeded post-construction. All seeded area must be established and stable prior to the removal of the erosion control line. The applicant must contact the Conservation Agent for approval to remove the erosion control line and review seeded areas for establishment of vegetation.*

Mr. Snow seconded the motion and it was voted to approve 6-0-0.

Discussion #1 - Presentation of Oak Grove Zoning Task Force proposed zoning amendments

Jessica Chabot, Chairwoman of the Oak Grove Zoning Task Force and Brian Callahan, Open Space Committee Representative were present for the meeting. Ms. Chabot stated they were appointed by the Medway Redevelopment Authority and asked to look at this section of Medway and propose new zoning for that area. This area is sort of a gateway to the town and it should look nice. They looked at the density of the area and what types of buildings would be allowed. She stated they have been working on this for 18 months including 86 meetings and public forums that were widely attended. They have incorporated all of this information for us tonight. The current zoning is west industrial and AR 2. They did an overall conceptual plan of what people thought would be desirable and that's what they focused mostly on. It lists what is currently there. It shows the individual districts on the plan; Darker green -Oak Grove business center, the lighter green is Village Center, and the lightest green is the Oak Grove neighborhood district. You would be able to walk to the different areas using planned pedestrian access. The plan also includes the building heights.

Ms. Chabot stated that depending on the district, industrial will be allowed, single family residences are not allowed in the neighborhood. Only co-ops or pocket neighborhoods. The village center is geared toward retail and mixed use. You might have a restaurant and dry cleaning on the first floor, a restaurant on second floor and residents on the third floor. Auto motive repair shops are prohibitive and other type of businesses. The business park would be similar to existing uses along that drive with the exception of things they don't allow like a marijuana manufacturing facilities. The neighborhood would be row houses and bed and breakfast, and retail prohibited in that area. Street standards were focused on curbing, sidewalks, and buffer zones as well as parking. They give a lot of diagrams and examples of their intended uses in that area including outdoor dining. They also included what types of signs are allowed. Large common spaces are also delineated such as community outdoor spaces like a farmers market, movies in the park or summer concerts. It also lists how much parking is required and also the projected tax impact

they would receive yearly.

Mr. Travalini asked about the tax base. He stated the town spent 14 million to bring sewer to Alder Street but there is no development there. Why will this encourage development? Ms. Chabot stated there actually has been some development there. Mr. Travalini stated that the current retail stores are already underused. Why should they build new stores when there are already buildings that are not utilized. He does not think this will really increase the tax base. Ms. Chabot stated this area is now zoned for light industrial and AR II. If this does not change you will have more of the same as they will expand what is already there. We are proposing different types of zoning sections instead of just industrial. The development may not happen for twenty years but by changing the zoning they will have some control in the future. Mr. Snow asked what type of wetland areas surround the proposed area. There is a wetland map that gives a good idea. Most of the property is private so that it cannot be accessed. Ms. Graziano stated there are a couple of vernal pools in the area. Ms. Chabot stated they are bringing this plan in front of various committees to see if they have any questions, suggestions and would also like to have their support. Ms. Graziano stated the commission would like to see a lot of native plantings put in. They are also concerned about climate change and replacing any trees that are cut down. Jessica stated she would welcome a list of native species from Ms. Graziano. Ms. Graziano stated its best to specify the species by its Latin name instead of just stating native species. Mr. Travalini also suggested using solar energy. This could be a development requirement, putting solar on the roofs or another type of passive energy such as turbines. Mr. Blackwell asked about rain water collection. Ms. Chabot stated this has been considered.

Public Hearing #1 - 15 Skyline Drive (DEP #216-0942) Notice of Intent proposed pool

Mr. Travalini made a motion to close the hearing for 15 Skyline Drive (DEP #216-0942). Mr. Snow seconded the motion and it was voted to approve 4-0-0.

Ms. Graziano read the following statement from the Commission: The Commission hereby finds that the work proposed for the installation of an in ground pool with associated fencing, landscaping was presented at a public hearing where the applicant presented evidence sufficient to demonstrate that the proposed activity if conditioned 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

Mr. Snow seconded the motion and it was voted to approve 4-0-0. Mr. Downing and Mr. Salvucci abstained from the vote.

Public Hearing #2 – 58 Oakland Street (DEP#216-0941) Notice of Intent new home

Ms. Joyce Hastings was present and stated the grading went down the slope and she was going to show the trees. She eliminated all the grading. The debris (wood, wire fencing etc) will still be removed. She also added a porch and a deck and increased the infiltration system to accommodate that. Ms. Graziano asked about the engineer stamp and stated her plan does not have it. Ms. Hastings will get a copy with the stamp for her.

Ms. Graziano stated she is fine with the new plan. Ms. Hastings mentioned there is a person in the audience tonight that wants to buy this house. The old owner has to complete the Notice of Intent to complete this plan but the new owner would like to add a farmers covered porch on the front that wraps around the side. Ms. Hastings asked if we can close the hearing tonight.

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

Mr. Travalini made a motion to close the hearing for 58 Oakland Street (DEP#216-0941) Notice of Intent new home. Mr. Snow seconded the motion and it was voted to approve 4-0-0. Mr. Downing and Salvucci abstained from the vote.

Ms. Graziano read the following statement regarding 58 Oakland Street (DEP #216-0941).

The Commission hereby finds that the work proposed for construction of a new single family dwelling with septic system and remove the existing dwelling and accessory structures was presented at a public hearing where the applicant presented evidence sufficient to demonstrate that the proposed activity, if conditioned appropriately under this Order, shall have no impact on this wetlands resource and meets the provisions under 310 CMR 10.02 (2) (b) and (3) and Medway General Bylaw Article XXI Regulations and the performance standards under Section 3.04 and 5.

Mr. Snow seconded the motion and it was voted to approve 4-0-0. Mr. Downing and Salvucci abstained from the vote

Public Hearing #3 – 274 Village Street Notice of Intent (DEP #216-0940) proposal to construct a 14 unit multifamily development with landscaping, utilities, driveway, parking, and stormwater management system

Per the request of the applicant, Mr. Travalini made a motion to continue 274 Village Street Notice of Intent (DEP #216-0940) to the September 12, 2019 meeting at 7:45 pm.

Public Hearing #4 – 21 Trotter Drive Notice of Intent (DEP #216-0937) proposal to construct 6, 900 square foot addition to the existing commercial building with associated parking, stormwater management system, restoration of buffer zone and wetland resource

Mr. Peter Bemis, Engineering & Design Consultant and Mr. Marzilli, the applicant were present for the hearing. Mr. Bemis stated at the last meeting they agreed to locate all the work limits and determine where the wetlands are and they are shown on the plan. They show where the 25 foot zone is and they put in a deer fence. This other area is the driveway and culverts that go across. They will narrow it down a bit, no storage in this area. Merrimack has a signed agreement regarding this. Mr. Bemis stated the August 28th site plan is in front of them tonight. The changes from the last plan are – existing conditions are the same, he marked off where the wetland area is, defined where the fuel storage and dispensing area will be located- outside the buffer zone. The grading and drainage plan he has identified the perimeter, the drainage is the same but they changed the orientation and the angle. It will be a pass through drainage as the earlier plan. No changes to the landscaping and lighting. The fuel storage area has double walls on a concrete pad with a barrier around its perimeter. Traffic barriers and venting are shown as well. This area will have a canopy. Roof drainage is shown on the plan. Mr. Snow asked if they are double walled? Mr. Bemis stated yes they are and he was told they comply with Zone 2 requirements. Ms. Graziano read the regulation standards pertaining to refueling of equipment that could be permitted in a Zone 2. (Volume 2 appendix). Mr. Bemis stated they addressed the comments from Tetra Tech. They updated the stormwater report and supporting information has been added. The CGP has to be filled out and he will do this after the Planning Board review. Item #7 – no response needed, Item #9 was the 227 contour that has been resolved, # 10 from Merrimack # 11 has been resolved as it clearly outlines the stormwater treatment and collection. The emergency procedure for a catastrophic event has been addressed-they will use an inflatable plug that is chemical resistant that closes the pipe as part of their emergency response plan. This

water would be held and then later pumped out.

Ms. Graziano stated they will use a wild flower mix on the slop of the detention basin. Is the commission satisfied with the deer fencing as a permanent fence. Mr. Beemis stated yes and this can be added to their yearly maintenance plan. Mr. Marzilli stated he has done everything the commission has asked of him and stated he runs a good business and will comply with all their requirements. Ms. Graziano is going to condition the coating of the old and new roof.

Mr. Snow stated the tank design looks fine. He asked about the list of materials stored. He sees that asphalt is listed. They do chip and seal driveways and this is a chip and seal machine. It holds up to 200 gallons and is emptied after each job. Mr. Bemis stated they will specify a containment area on the plan.

Ms. Graziano asked the commission about the site next door and the storing of materials. Ms. Graziano will record the agreement between Merrimack and Mr. Marzilli. Mr. Travalini stated as long as the Con Com has access to the area. Mr. Travalini stated there are a few areas that still need to be cleaned up. Mr. Salvucci asked if water surcharging can it be done? Mr. Bemis stated yes and he can send him the documentation.

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

Per the request of the applicant, Mr. Travalini made a motion to continue 21 Trotter Drive Notice of Intent (DEP #216-0937) to the September 12, 2019 meeting at 7:45 pm. Mr. Blackwell seconded the motion and it was voted to approve 6-0-0.

Public Hearing #5– 4 Marc Road (DEP #216-0943) Notice of Intent removal of sediment from stream

Mr. Losanno and Mr. Lewis were present for the hearing. Mr. Travalini stated they were supposed to meet them for the site walk but they were not there. Mr. Lossano stated they got there early and were waiting there, they must have missed each other. They agreed to meet with Ms. Graziano at 9am tomorrow at the site. Mr. Losanno stated they are adding a concrete pad to the site for the HVAC and collecting run off into area drains. They will be using a recharger that overflows into the existing drainage system. As part of the clean up, they are adding two CDS units and also putting hoods on the existing catch basins that are there now. Mr. Travalini stated there are some invasive species on the adjacent property, do they have that same problem. Mr. Paul stated no they do not. Mr. Lossano spoke about material testing and stated Stantech would be the LSP and they would let ESS laboratories know the parameters and take sample and figure out the proper disposal. There is an area of brush to be cleared as well as some fallen trees leading to the ditch and a rusty drum. After that, the contractor would bring in mini excavator and use a kick back maneuver to grade the area. He also has a mini skid steer and would take out buckets at a time to grade the ditch. After all the material is cleared, the material would be removed from the site and disposed of. Then riprap would be installed and some handwork would be done along the entrance. Then along the access path if any rutting occurs, they would install a Curlex Blankets (jute matting) and put in loam and reseed with a semi-shade grass mix. After the work is all done, they will remove the erosion controls. Mr. Lossano stated they can use another type of jute matting if the commission prefers. Mr. Lossano stated the DEP mentioned the possibility of having to do a wildlife habitat evaluation if they are within 50 feet. He asked if they are further back, could they avoid that. Ms. Graziano stated that if they are within 50 feet then they would have to have the evaluation. The commission scheduled a site visit for September 4th at 5:30 pm.

Mr. Travalini made a motion to continue 4 Marc Road (DEP #216-0943) to the September 12th meeting at 7:45 pm. Mr. Snow seconded the motion and it was voted to approve 6-0-0.

Discussion #2 – Update 36RB Lovering Street Enforcement Order

Ms. Graziano stated they have cleaned up the whole area. She has been out to the site three times. It looks great. They just have to seed the area.

Discussion #3 – DPW Facility erosion control amendments

Ms. Graziano asked what the commission would like them to do. Mr. Travalini stated Ms. Graziano should send a letter with a minor amendment and request they replace the trees at least one for one and put in some shrubs as well.

Discussion #4 - Tree Protection Bylaw Proposal

Not Discussed.

Approval of Meeting Minutes 1/10/19, 1/24/19, 2/14/18, 2/28/19, 3/14/19, 3/28/19, 4/11/19, 5/9/19, 6/13/19, 7/11/19, 7/25/19, 8/8/19

No meeting minutes were approved at this meeting.

Agent Report

- Site visits

- MACC Classes

Chair Report

Mr. Travalini made a motion to allow Ms. Graziano to write a letter to the Planning Board regarding 274 Village Street. They should not allow them to install a well and they should plant native species so they don't have to be watered. Mr. Snow seconded the motion and it was voted to approve 6-0-0.

Adjourn

Mr. Snow made a motion to adjourn the meeting at 10:18 pm. Mr. Downing seconded the motion and it was voted to approve 6-0-0.

Documents Presented at the August 29, 2019 meeting

All documents shall be kept in the Conservation Commission Office files

Request for Determination of Applicability

97 Milford Street (RDA-20-02) – Proposal to construction an addition/garage (30' x 25') to the existing single family home

- Plan titled, “Septic System Design Plan” by McIntyre Egnineering and Septic Services, dated January 19, 2015
- WPA Form 1
- Application Summary Drafted by the Agent

Public Hearing #1 - 15 Skyline Drive (DEP #216-0942) Notice of Intent proposed pool

- WPA Form 3
- Plans titled, “Proposed Site Plan for In-Ground Pool” by EGI, Inc, dated July 24, 2019, final revision August 16, 2019

Public Hearing #2 – 58 Oakland Street (DEP#216-0941) Notice of Intent new home

- WPA Form 3
- Plans titled, “Proposed Sewage Disposal System #58 Oakland Street Medway, MA” by GLM Engineering, dated July 26, 2019, final revision August 12, 2019

Public Hearing #3 – 274 Village Street Notice of Intent (DEP #216-0940) proposal to construct a 14 unit multifamily development with landscaping, utilities, driveway, parking, and stormwater management system

- Document titled, “Notice of Intent for William Wallace Village Medway, MA” by Legacy Engineering, LLC, dated July 9, 2019
- Document titled, “Stormwater Report for William Wallace Village” by Legacy Engineering, dated June 25, 2019
- Plan titled, “William Wallace Village Site Plan Medway, MA” by Legacy Engineering, dated June 25, 2019

Public Hearing #4 – 21 Trotter Drive Notice of Intent (DEP #216-0937) proposal to construct 6, 900 square foot addition to the existing commercial building with associated parking, stormwater management system, restoration of buffer zone and wetland resource

- WPA form 3 – Notice of Intent for #21 Trotter Drive by Engineering Design Consultants, Inc” dated April 8, 2019
- Plan titled, “ 21 Trotter Drive a Site Plan in Medway, MA” by Engineering Design Consultants, Inc” dated April 8, 2019 revised August 28, 2019

- Stormwater Report titled, “ Stormwater Calculations for 21 Trotter Drive a Site Development located Medway, MA 02053” by Engineering Design Consultants, Inc” dated April 8, 2019, revised August 28, 2019
- Restoration Plan, dated August 28, 2019

Public Hearing #5– 4 Marc Road (DEP #216-0943) Notice of Intent removal of sediment from stream

- WPA Form 3
- Stormwater Calculations
- Plans titled, NOI Site Plan 4 Marc Road, Medway, MA’ by DGT Associates, dated

Discussion #2 – Update 36RB Lovering Street Enforcement Order

No documents presented.

Discussion #3 – DPW Facility erosion control amendments

- Plan titled, “ Topographic Survey New DPW Facility” by Reed Sruveying, dated July 9, 2019 revised August 2, 2019

Discussion #4 - Tree Protection Bylaw Proposal

Not Discussed.