

**TOWN OF NEEDHAM  
CONSERVATION COMMISSION  
MEETING MINUTES  
Thursday, March 9, 2021**

*Under Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued March 12, 2020, and in effect until termination of the emergency, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public.*

LOCATION: Zoom Virtual Platform – the meeting was held virtually per Governor Baker's Emergency Order.

ATTENDING: Janet Carter Bernardo (Chair), Sue Barber, Stephen Farr, Dave Herer, Peter Oehlkers, Alison Richardson, Paulina Safran, Deb Anderson (Director of Conservation), Clay Hutchinson (Conservation Specialist).

GUESTS: Karon Skinner Catrone, Dan Chen, Daniel Deychman, Leigh Van Dusen Ling, Reginald Foster, Scott Henderson, Bruce MacDowell Jr, Margaret Moran, Michael Nowicki, Saumya Prasad, Erik Rexford, Tom Schutz.

J. Carter Bernardo opened the public meeting at 7:00 p.m.

**MINUTES:**

None.

**ENFORCEMENTS AND VIOLATIONS:**

None.

**HEARINGS:**

**311 DEDHAM AVENUE (DEP FILE #234-892) – REQUEST FOR AMENDED ORDER OF CONDITIONS**

Saumya Prasad, the Applicant, and Karen Skinner Catrone, the wetland consultant, were present for the hearing. The request for Amended Order of Conditions and revised plans were the result of an Appeal by the MA Department of Environmental Protection (DEP) of the originally issued Order of Conditions. K. Skinner Catrone reviewed the revised plans and summarized DEP's comments on the Riverfront Area performance standards that needed to be met. D. Anderson explained the performance standards for 2:1 ratio mitigation for the impervious surfaces. K. Skinner Catrone stated that DEP gave a favorable review of the plan revisions, which included two stormwater units, reduction in the proposed deck, and expansion of the proposed planting areas encompassing the property. S. Prasad reviewed the planting schedule and noted that plantings may be subject to plant availability, but all proposed plantings were to be native species. The Commission requested Special Conditions to require wetland bounds around the mitigation planting areas and an Operations and Maintenance Plan signed by the future homeowners. D. Anderson noted that the DEP Appeal Correspondence and history had been included into the record for the Amended Order of Conditions. New Special Conditions include revisions for the permanent markers and new planting plan.

***Motion to close the hearing for 311 Dedham Avenue (DEP File #234-892) by S. Farr, seconded by S. Barber, approved 7-0-0.***

***Motion to issue the Amended Order of Conditions for 311 Dedham Avenue (DEP File #234-892) by S. Farr, seconded by S. Barber, approved 7-0-0.***

## **21 ARMEN WAY (DEP FILE #234-898) – NOTICE OF INTENT**

Tom Schutz of Goddard Consulting, LLC, Michael Nowicki, the landscape designer, Scott Henderson of Henderson Consulting, and Leigh Van Dusen Ling, the Applicant, were present for the hearing. T. Schutz reviewed the proposed work which consisted of the construction of a pool, patio, shed, and subsurface stormwater unit within the Outer Riparian Zone to a perennial stream. T. Schutz stated that the proposed pool fell under a Minor Activity exemption under the MA Wetlands Protection Act and Needham Wetlands Protection Bylaw as an accessory structure within existing lawn greater than 75 feet from the resource area. M. Nowicki reviewed the planting schedule for the landscaping around the proposed work. The Commission requested an Operations and Maintenance Plan to be signed by the homeowner to be provided for the stormwater unit as a Special Condition.

***Motion to close the hearing for 21 Armen Way (DEP File #234-898) by S. Farr, seconded by D. Herer, approved 7-0-0.***

## **37 MOSELEY AVENUE (DEP FILE #234-896) – *continued* NOTICE OF INTENT**

Daniel Deychman, the Applicant, and Karen Skinner Catrone, the wetland consultant, were present for the hearing. The hearing had been continued without deliberation at the prior meetings to allow the Applicant to provide additional application materials. J. Carter Bernardo read a letter submitted by the abutters dated January 18, 2023, into the record. K. Skinner Catrone reviewed the proposed work which consisted of the construction of an attached garage and additions, removal of the existing garage, redesign of the existing driveway, installation of a subsurface stormwater unit, and removal of an existing shed. Work was proposed within the 25-foot and 100-foot Buffer Zones.

D. Herer raised concerns over the lack of plan details and soil analysis for the proposed stormwater system. The Commission raised concerns about expansion of impervious surfaces within the 25-foot Buffer Zone as it has generally not been allowed as precedent. The Commission also requested that the Applicant explore alternative locations for the stormwater unit as well as alternative architectural layouts to remove new impervious surfaces within the 25-foot Buffer Zone. C. Hutchinson shared photos of the existing structure and proximity to the wetland areas. Nancy Smith, abutting neighbor to the project site, raised questions about the plan details and requested that the driveway remain pervious. Barbera Cataldo, an abutter to the project, raised concerns about use of the current foundation and its current and future stability, concerns about construction phase parking, and commented on preservation of mature trees on the site. The Applicant requested a continuation to the March 23, 2023, meeting to address the Commission's comments and submit revised materials.

***Motion to continue the hearing for 37 Moseley Avenue (DEP File #234-896) to March 23, 2023, at 7:00p.m. by S. Farr, seconded by S. Barber, approved 7-0-0.***

## **OTHER BUSINESS:**

## **PRESENTATION – NEEDHAM HOUSING AUTHORITY – RE-DEVELOPMENT OF LINDEN AND CHAMBERS STREETS**

Reginald Foster, Chair of the Needham Housing Authority, Dan Chen of BH + A, Margaret Moran of the Cambridge Housing Authority, and Erik Rexford, the wetland consultant, were present for the discussion. D. Chen reviewed the existing site and proposed redevelopment of the Linden and Chamber Streets properties. The

project is intended to renovate the existing Affordable Housing Units, improve access to the units, and develop additional units if feasible. D. Chen also summarized some of the timelines for project phasing including site study and community outreach. E. Rexford reviewed the existing wetland resource areas onsite that may impact the project designing. The Commission asked about existing vegetation and possibility of maintaining a natural 25-foot Buffer Zone with leaf litter ground cover and preserving deadwood and other habitat features. The project team indicated that an ANRAD could be submitted for the site as soon as April.

### **380 DEDHAM AVENUE (DEP FILE #234-897) – ORDER OF CONDITIONS ISSUANCE**

D. Anderson reviewed the Special Conditions in the draft Order of Conditions, summarizing the work and noting that the Special Conditions included a requirement for the contractor to submit a dewatering plan at or before the pre-construction site visit before work could commence.

***Motion to issue the Order of Conditions for 380 Dedham Avenue (DEP File #234-897) by D. Herer, seconded by P. Safran, approved 6-0-1 (S. Farr abstained).***

### **ADJOURN:**

Motion to adjourn by S. Farr, seconded by D. Herer, approved 7-0-0. The meeting was adjourned at 9:26p.m.

### **NEXT PUBLIC MEETING:**

***March 23, 2023, at 7:00 p.m. virtually broadcast through the Zoom Virtual Platform.***