

**TOWN OF NEEDHAM
CONSERVATION COMMISSION
MEETING MINUTES
Thursday, JUNE 12, 2014**

LOCATION: Public Services Administration Building, Charles River Room

ATTENDING: Lisa Standley (Chair), Paul Alpert, Janet Bernardo, Artie Crocker, Peter Oehlkers, Sharon Soltzberg, Debbie Anderson (Conservation Specialist), Elisa Litchman (Administrative Assistant)

GUESTS: Karon S. Catrone, Paul DeSimone, T. Hawkridge, Rich Kirby (LEC), Rob Ticktin, Tom Keough (VHB).

L. Standley opened the public meeting at 7:35pm.

MINUTES

Motion to approve the Minutes of May 22, 2014 (as amended) by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

ENFORCEMENTS

130 South Street

D. Anderson reported that the Commission has not received an application or paperwork from Lana Sokolove for 130 South St.

62 Brookside Road

John Rockwood is working with the owners at 62 Brookside and will likely file the application in July (June was originally proposed timeframe).

Needham Golf Club

The Needham Golf Club has planted six (6) red cedar trees which M. Varrell has inspected and reported that they are acceptable.

HEARINGS

88 ROBINWOOD AVENUE (DEP FILE # 234-716) – NOTICE OF INTENT

L. Standley opened the public hearing at 7:45pm. Paul DeSimone presented the project and provided revised plans including a recharge chamber. He stated that there are no wetlands located on the site, but that the site is within the buffer zone of wetlands at 80 Robinwood Avenue. The owners propose to construct a 450-square foot addition to the house. P. DeSimone stated that the original plans did not provide infiltration of the roof runoff. At the site visit, M. Varrell indicated the Applicant should consider installing an infiltration system. P. DeSimone stated that he did not feel an infiltration system was necessary due to the sandy soils but would abide by the decision of the Commission. J. Bernardo explained that stormwater should be recharged and a drywell should be installed. The Commission stated it does not want the stormwater going into the catch basin and discharged off-site. Erosion control barriers were not identified on the plans: P. DeSimone said that he would defer to the Commission for a recommendation.

Motion to close the public hearing for 88 Robinwood Avenue (DEP File #234-716) by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

Motion to issue an Order of Conditions, as amended, for 88 Robinwood Avenue (DEP File #234-716) by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

65 CURVE STREET – REQUEST FOR DETERMINATION OF APPLICABILITY

L. Standley opened the public hearing at 8:01pm. Karon Skinner Catrone presented the project. The proposed work involves demolition of an existing garage, located 92 feet from the wetland. She stated that, on the site visit, M. Varrell had recommended that the hay bale line be modified and extended. L. Standley stated that a Negative Determination could be conditioned to require that the erosion control barrier must be installed 5 feet downgradient of the existing retaining wall and extend to the western property boundary. L. Standley stated that landscaping debris was noted within the 100-foot Buffer Zone, and that this debris would need to be removed.

Motion to close the Public Hearing for 65 Curve Street by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

Motion to issue a Negative Determination of Applicability for 65 Curve Street by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

0 MAP HILL ROAD/0 FOREST STREET (DEP FILE #234-717) – NOTICE OF INTENT

L. Standley recused herself from the hearing. P. Alpert opened the public hearing at 8:15pm. Tom Keough from VHB presented the project. The proposed work is located at the Trim and Sullivan parking lots; a portion of which is proximal to a storage warehouse and utilities buildings. Babson is proposing to mill and resurface the existing Sullivan parking lot and resurface a pedestrian walkway. Within the Trim lot, the college is proposing to repair pot holes and sealcoat the lot. T. Keough explained that there is approximately 20 feet of bituminous curbing which also needs repair. The proposed project will include the installation of granite curbing. T. Keough stated that he had met on-site with M. Varrell where several issues had been identified. The college is reviewing conceptual plans to address these issues.

The Commission and Applicant discussed whether the Applicant is exempt from providing Stormwater upgrades. T. Keough expressed his opinion that the Applicant is so exempt. J. Bernardo stated that there is no exemption. Stormwater is collected and managed upgradient of the resource area; however, J. Bernardo stated that this is not exempt from the local bylaw.

The discussion focused on the drainage in the Sullivan parking lot. The flow of the storm water has created a channel that directs runoff across a culvert which is now visible due to erosion. The College is proposing a deep-sump, hooded catchbasin and an oil/water separator to provide stormwater treatment in this area. A design is underway and will be submitted to the Commission within the next two weeks. T. Keough described the need to connect an existing roofdrain downspout to an existing drain line. Upon completion of the discussion, the Commission decided to conduct a site visit. J. Bernardo advised T. Keough that the revised narrative should describe all proposed improvements. The Commission also requested full-sized revised plans.

Motion to continue the public hearing to June 26, 2014 at 8:45pm, for 0 Map Hill Road/0 Forest Street (DEP File #234-717), by A. Crocker, seconded by P. Oehlkers, approved 5-0-1.

DRAFT REVISIONS TO TOWN OF NEEDHAM WETLANDS PROTECTION BYLAW (ARTICLE 6) REGULATIONS

L. Standley opened the public hearing at 8:30pm. The Commission noted that they had received one comment from the public regarding the proposed revisions.

Motion to accept the revisions to the Needham Bylaw (Article 6) Regulations by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

OTHER BUSINESS

170 NEHOIDEN STREET (DEP FILE #234-461) – REQUEST FOR CERTIFICATE OF COMPLIANCE

L. Standley had asked staff to look at all previous enforcement issues and violations and determine if they have been satisfied. D. Anderson reported that Patty Carey (Director of Park and Recreation) is not completely satisfied with the work to define the boundary of the town land (perhaps with a fence). P. Carey will monitor the area and watch for future encroachments and address them outside of the Conservation Commission process. Staff stated that all work appears to be in compliance with the Orders of Conditions.

Motion to issue a Certificate of Compliance for 170 Nehoiden Street (DEP File #234-461) by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

25 MARR ROAD (DEP FILE #234-685) – REQUEST FOR CERTIFICATE OF COMPLIANCE

L. Standley stated that she had no issues with this request for Certificate of Compliance. The trees were installed and are healthy according to D. Anderson. The plans submitted to Conservation are the plans that were submitted with the Notice of Intent, not as-built plans, as required. Peter Nolan, the engineer, stated he will submit the as-built plans to the Conservation Office tomorrow.

Motion to issue a Certificate of Compliance for 25 Marr Road, subject to receiving the requisite as-built plan, by A. Crocker, P. Oehlkers, approved 6-0-0.

121 CHARLES RIVER STREET (DEP FILE #234-672) – MINOR MODIFICATION REQUEST

Rich Kirby (LEC) represented Rob Tikton, the owner. R. Kirby described the history of the design of the driveway through the original permitting process. The driveway approved in the Order of Conditions was 1,500 sq. ft. (L-shaped), with garage doors opening on the side of the house. The contractor found that a utility pole, not shown on the plans, prevents constructing the driveway as designed. The applicant is therefore proposing a different smaller driveway design within the footprint of the existing driveway. The stormwater infiltration system will be relocated where the original driveway was proposed. The modification also includes installing a cedar stockade fence to replace the existing chain link fence. L. Standley agreed that the modification appears to achieve recharge, is consistent by the regulations, and reduces the impervious area. The plans provided by R. Kirby however, are engineered plans. She requested that the Applicant submit a revised, engineered, site plan showing drainage and driveway locations to serve as the plan of record.

Motion to approve the minor modification to 121 Charles River Street (DEP File #234-672) (to be issued once a revised plan showing proposed recharge system and driveway locations has been submitted), by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

YEARLY OPERATIONAL PLAN SUBMITTED BY KEOLIS COMMUTER SERVICES, LLC

The Yearly Operating Plan was submitted to the Conservation Commission. L. Standley stated no action is required.

COMMUNITY PRESERVATION COMMITTEE APPOINTMENT DISCUSSION

J. Bernardo explained that she has been on the CPC for eight years and her term is ending. She had been appointed to CPC for two terms and finished Roy Cramer's term. The Commission needs to appoint a new member to the Committee to replace J. Bernardo. J. Bernardo recommended Peter Oehlkers for the position. J. Bernardo provided P. Oehlkers a copy of the regulations and minutes from prior meetings.

Motion to appoint P. Oehlkers to the Community Preservation Committee by A. Crocker, seconded by J. Bernardo, approved 6-0-0.

RIDGE HILL DRIVEWAY BOULDER DISCUSSION

Photos taken by M. Varrell of example boulders located at the RTS were distributed. D. Anderson explained that M. Varrell had spoken with Bob Lewis and Hank Haff (DPW) about installing boulders along the Ridge Hill driveway to control vehicular access. D. Anderson reported that the Commission's options related to having the boulders moved to Ridge Hill are: 1) wait until August when the DPW can schedule the work; or 2) pay to have them moved sooner on a weekend by DPW for ~\$2,500. The Commission agreed to defer the work until August.

FULLER TRAIL DISCUSSION

D. Anderson asked the Commission to make recommendations on how to proceed with Beals & Thomas for final construction documents in order to finalize the RFP. The funding allocation approved by Town Meeting included additional funds to construct a handrail work. Beals & Thomas said they would charge \$6,500 to design that handrail as part of the final design package the final design plan. L. Standley recommended that the Commission approve the \$6,500 addition to Beals & Thomas so that they can properly design the handrail. She advised that the handrail design would result in additional design costs, whether done by Beals & Thomas or by the selected contractor. As there is currently \$15,000 in the construction design budget, it would be appropriate to authorize Beals & Thomas to complete the design.

Motion to authorize Beals & Thomas to design the handrail for the Fuller Trail in the amount of \$6,500, by A. Crocker, seconded by P. Oehlkers, approved 6-0-0.

Motion to adjourn the meeting by A. Crocker, seconded by P. Oehlkers approved 6-0-0.

The meeting was adjourned at 9:00pm.

NEXT PUBLIC HEARING

Thursday, June 26, 2014 at 7:30 PM in the Public Services Administration Building, Charles River Room.