

**TOWN OF NEEDHAM
CONSERVATION COMMISSION
MEETING MINUTES
Thursday, February 22, 2018**

LOCATION: Public Services Administration Building (PSAB), Charles River Room

ATTENDING: Janet Carter Bernardo (Chairperson), Sue Barber, Artie Crocker, Bill Murphy, Peter Oehlkers, Alison Richardson, Debbie Anderson (Conservation Specialist)

GUESTS: Ross Donald, Betsy Facher, Evan Facher, Mary Trudeau

Janet Carter Bernardo (chair) opened the public meeting at 7:40 p.m.

MEETING MINUTES:

Motion to approve the meeting minutes of February 8, 2018 by B. Murphy, seconded by A. Crocker, approved 6-0-0.

ENFORCEMENT AND VIOLATION UPDATES:

250 STRATFORD ROAD

D. Anderson updated the Commission on this enforcement. She stated that the owner's contractor and real estate agent stopped in the Conservation Department office within the past few days and spoke with Elisa Litchman, the Department Administrative Assistant regarding the violation. E. Litchman was able to provide them with the original Enforcement Order that was returned un-opened in the mail. She explained the steps that were required to clear up the Enforcement issue. They stated that they would convey the information to the property owner and would be in touch shortly.

HEARINGS:

224 COUNTRY WAY - NOTICE OF INTENT (DEP FILE #234-8XX)

Janet Carter Bernardo opened the public hearing at 7:45 p.m. and stated that DEP had not yet issued a File Number for this project and as a result, the Commission will be unable to close the Hearing tonight.

The owner's representative, Mary Trudeau, presented the proposed project. The owners, Mr. and Mrs. Facher, were present. M. Trudeau noted that she realized the address on the Plan of record is incorrect and she will advise the Engineer to revise the Plan and include the correct address. She explained that the proposed project includes a tear-down and re-build of a single-family home. The existing and proposed house is located in the 50-100 foot Buffer Zone. She explained that the existing house is a split-level without a full basement. In order to create the space for a basement, an extensive amount of fill will need to be brought onto the property and mounded to approximately 10-feet with the utilization of several retaining walls. The proposed design is for more of a "traditional" style home with a full basement.

M. Trudeau stated that an arborist has visited the site and has provided a report with his findings. He has separated the trees to be removed into two (2) groups. The first group is "sick" trees to be removed, including five (5) trees within the 25-foot Buffer Zone. Most of the other trees proposed for removal are

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due to the minimal chance they would survive the amount of fill that would be brought in. Although soil test pits have not been completed, the Stormtech system is designed to infiltrate the first 1-inch of a 1-year storm event. With the amount of fill proposed, they do not anticipate a problem with the 2-feet of separation between the groundwater and the bottom of the system.

Alison Richardson asked for clarification between the tree removal plan and the tree descriptions. P. Oehlkers asked whether test pits had been completed as stated in the narrative. M. Trudeau stated they had not been completed. He noted the “edge of lawn” usually indicates where the developed and undeveloped portions of the site meet and it doesn’t appear to be the case here. Are the trees to be removed due to the grading within the 0 to 50-foot Buffer Zone going to be allowed as it appears to be undisturbed forest? J. Carter Bernardo expressed her disappointment at the quality of the plan that was submitted. She stated there were way too many trees proposed for removal and way too much fill to be brought in.

P. Oehlkers asked why they were proposing to take down trees in the 0 to 25-foot Buffer Zone that may be diseased but still provide wildlife habitat. M. Trudeau stated that they were going by the arborist’s recommendations. The Commission will not allow the removal of the trees in the 25-foot Buffer Zone. The Applicant needs to scale back the proposed removal of eighteen (18) trees. Questions were raised regarding the grading and the use of retaining walls. Having the proposed garage beneath the house is driving the house design.

J. Carter Bernardo stated that the Commission wants soil testing done, field data forms, and a new plan that makes sense including a 2:1 tree replacement plan.

Motion to continue the public hearing for 224 Country Way (DEP FILE #234-8XX) to March 22, 2018 at 7:45 p.m. by W. Murphy, seconded by S. Barber, approved 6-0-0.

OTHER BUSINESS:

DISCUSSION ON OPEN SPACE DRAFT GOVERNING PRINCIPLES

J. Carter Bernardo discussed the Open Space goals. C. Hayward had categorized the information discussed at the previous meeting for the Commission to review. At the end of the night the Commission should have narrowed the list down to the ten (10) action items. The Commission discussed the action items on the list and determined the top ten (10) items.

ADJOURN:

Motion to adjourn by W. Murphy, seconded by S. Barber, approved 6-0-0.

The meeting was adjourned at 9:30 p.m.

NEXT PUBLIC MEETING:

March 8, 2018 at 7:30 p.m. in the Public Services Administration Building, Charles River Room.