

**TOWN OF NEEDHAM
CONSERVATION COMMISSION
MEETING MINUTES
Thursday, April 26, 2018**

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

ATTENDING: Janet Bernardo, Sue Barber, Artie Crocker, Stephen Farr, Peter Oehlkers, Alison Richardson, Chris Hayward (Director of Conservation), Debbie Anderson (Conservation Specialist)

GUESTS: Mr. & Mrs. William Conroy, Lisa Daly, Tom Daly, David Eisen-Smith, Mike Howard, Brandon Li, Rick Mann, Dominic Meringolo, Betsy Rauch, Evan Rauch, Sean Smith, Mary Trudeau, Michael Whitmore, Gene Voloshin.

J. Bernardo opened the public meeting at 7:35 p.m.

MEETING MINUTES: **None**

HEARINGS:

224 COUNTRY WAY – *continued* NOTICE OF INTENT (DEP FILE #234-803)

Janet Carter Bernardo opened the public hearing at 7:46 p.m. M. Trudeau presented to the Commission with the builder, Gene Voloshin, of Catalyst Development and the Engineer, Michel Deychman. Since the last meeting they've redesigned the house, scaled back the tree removal to seven trees which are in close proximity to the house and would have been affected adversely by construction of house. Last time this project was discussed they had proposed that the house sit on steep mounding. Now they have revised the plan and added a walk out from the basement. The mounding has been minimized. There is a smaller amount of fill (3-4' as opposed to 8-9'). They conducted test pits to see if the proposed infiltration system would be viable. The plan shows the locations of the infiltration units on the property. The landscaping plan now shows the installation of fourteen (14) replacement trees including: grey birch, white pine, atlantic white cedar, and white oak. A. Richardson recommended they swap swamp white oak for the proposed white oak because the swamp white oak will grow more easily in wet or dry conditions. J. Bernardo asked the Commission if they all agree that planting trees in 25' no-disturb zone would be okay. Currently there are trees and lawn. D. Anderson stated that all the trees are still marked for removal but that the marking needs to be updated so no mistakes are made. The correct trees have to be marked for the pre-construction meeting.

The Stormwater detail sheet of the plan set needs to be reprinted as some info was cut off. Also the calculations need to be revised and the number of cultec chambers changes to 3 because 2 units will not be enough for the infiltration.

Artie Crocker asked for more explanation of grade changes. M. Trudeau stated that there will be a walkout basement, and wall at the driveway and walkway. There will be about 3-4' of foundation visible. The debris that exists in the 25' no disturb zone will be removed by hand and monuments should be installed. D. Anderson said that this is a condition that will be included in the Order of

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Conditions. M. Trudeau explained the markers she is intending to install are about 4" high. Permeable paver details need to be submitted as well. The substrate beneath is important.

Motion to close the public hearing for 224 Country Way (DEP FILE #234-803) by S. Farr, seconded by A. Crocker, approved 6-0-0.

Motion to issue the Order of Conditions for 224 Country Way (DEP FILE #234-803) by A. Crocker, seconded by S. Barber, approved 5-0-1 (S. Farr abstained).

1968 CENTRAL AVE – NOTICE OF INTENT (DEP File #234-8XX)

J. Bernardo opened at the public hearing at 8:04pm and mentioned that there is no DEP File number yet.

David Eisen-Smith, Supt of Facilities of the Walker School, Brandon Li, Project Engineer from Kelly Engineering, and Michael Whitmore, architect were present. Brandon Li stated that the Walker School is an educational school that houses students. It is situated with Central Avenue to the North, abutting properties to the east, MBTA R-O-W to the south and the Charles River to west. The project entails construction of a 1,200 square foot residence connector to connect two residential buildings, and conversion of two-bedroom units into one-bedroom units. Also proposed is a 2,400 square foot multipurpose building (recreation space with bathrooms). There is no increase in the number of students to be attending the school. The facility is on town sewer.

The connector building is what is within CC jurisdiction. Stormwater upgrades include a subsurface recharge chamber that would accommodate four times the amount of infiltration as required by DEP for recharge volume. Also proposed is a subsurface propane tank which requires that one red maple tree would need to be removed and replaced with two trees, the replacements proposed will be american beech trees. They will provide a planting plan and the Commission mentioned that native plantings are required. B. Li also stated that geotechnical borings were done but test pits will be done in the recharge system location. The new system will be raised an additional foot since they found groundwater to be higher than anticipated.

In addition to erosion controls there will be 6' high chain link construction fencing installed. All work will be done outside the 50' buffer zone. New system inverts are to be submitted as well as a planting plan and test pit logs. Abutters to the Walker School attended to represent the neighbors and understand what is proposed.

Motion to continue the public hearing for 1968 Central Avenue (DEP FILE #234-8XX) to May 10, 2018 at 8:45pm by S. Farr, seconded by S. Barber, approved 6-0-0.

OTHER BUSINESS:

3 MARY CHILTON ROAD (DEP File #234-615) – REQUEST FOR MINOR MODIFICATION

There is a current Order of Conditions for the property. Tom and Lisa Daley, owners of the property, addressed the Commission to ask for a modification to extend the deck an additional 2' out. Sean Smith is the contractor. The existing deck is 12' x 10' and they are hoping to remove and rebuild a new deck

that is 20' x 14'. J. Bernardo is concerned about how close to the fence and the wetlands the deck would be. The conservation land is on other side of fence.

Sean Smith explained that they intend to use a mini excavator to do the work. Three footings exist. They will have to remove a panel of their side fence to get to the work area.

Motion to approve the minor modification for 3 Mary Chilton Road (DEP File #234-615) by S. Farr, seconded by S. Barber, approved 6-0-0.

SABRINA LAKE (DEP File #234-529) – REQUEST FOR EXTENSION PERMIT

Dominic Meringolo of Solitude Lake Management addressed the Commission. They hope to continue the successful management of Sabrina Lake from weeds and algae on the lake. It's been an increasingly proactive program that they go twice a month to inspect (April-September) to catch any growth. Treatments start in May. They like to document the effort by going every season. They use various herbicides to address weeds, lilies, and other growth. Typically they use 1-3 algaecide treatments. C. Hayward stated that the deepest part of the lake may be 6-feet deep. They also hope to remove some of the overabundance of leaf material with the hydro-raking that is part of their Order of Conditions.

Mr. Meringolo stated that his specialty is phosphorous mitigation so he works on large lakes that have internal recycling of phosphorus aeration or alum treatments.

Motion to approve a three year extension for Order of Conditions (234-529) for Sabrina Lake by S. Farr, seconded by S. Barber, approved 6-0-0.

REQUEST FOR CERTIFICATE OF COMPLIANCE – 142 BRIDLE TRAIL ROAD (DEP FILE #234-200)

Rick Mann represented the seller of the property and stated that the house was sold and was supposed to close last week but they discovered that they have an outstanding Order of Conditions. Chris Hayward met Rick Mann at the site and found it to be far from the nearest wetland. This house was part of a 30 lot subdivision called Saddle Brook Estates, that was completed somewhere around 20 years ago. The house on this property was built 15 years ago. All lots have long since been sold. The registered land has a reference to the subdivision including all the homes and Bridle Trail Road. Bridle Trail Road passes through Saddle Brook and that's why there was an Order of Conditions. It is clearly an overstatement and this property doesn't fall within Conservation jurisdiction. J. Bernardo questioned whether the OOC, if closed, would be closed for the entire subdivision and all the properties. R. Mann said it wasn't picked up on the Registry for all properties. D. Anderson checked the Registry and found no other properties affected by the OOC. The roadway of Cranberry Lane and Bridle Trail Road and two detention basins are what the OOC relates to. The roadway has long been completed.

Motion to issue the Certificate of Compliance for 142 Bridle Trail Road (DEP File #234-200) by S. Farr, seconded by A. Crocker, 6-0-0.

EVERSOURCE EASEMENT, R-O-W #3 – PROPOSED RESTORATION DISCUSSION (DEP FILE #234-799)

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Mike Howard from Epsilon presented to the Commission. Jeremy, who came before the Commission previously is now working for Eversource in NH. One of the pre-construction special conditions was to develop a restoration plan for the Eversource project. There are 168 trees slated for removal in jurisdiction and the plan is to mitigate with as many trees as you possible (2:1 or 4:1 if bushes). Plant restoration at an active transmission line is a challenge to begin with. Cutler Park offers challenges too with a railroad bed on one side, and a wetland marsh on other side to consider. Access to plant, maintain and monitor plants was a consideration as well. He found one area that warrants restoration. Flexibility for types of plantings is important. What's already growing there in adjacent areas and what will be compatible with the transmission line. The key is to maximize the amount of vegetation while giving them enough room to grow. The trees shouldn't grow too tall. M. Howard stated that he had to choose hardy bushes that will survive and they are trying to make this area look as natural as they can. Oversight occurs during construction. He's hoping the area will be thick with vegetation and a good place for birds.

A. Richardson, as well as, several other Commissioners expressed their appreciation for all the effort Epsilon has bestowed on the project on behalf of Eversource. A. Richardson stated that common hawthorn is not native. After much discussion about the plantings the Commissioners concluded that no common hawthorn, no chokecherry and no american hornbeam should be planted. A. Richardson suggested grey dogwood. These are species compatible with wildlife. M. Howard summarized the recommended plantings and that he will revise the table to include new plants including viburnum prunifolium, viburnum dentatum, common witch hazel, and grey dogwood.

Epsilon will be the environmental inspectors at the time of planting. They would like to plant into the fall but A. Richardson recommends the spring to give the plants more time to become established. She wouldn't go further than November 1st. No planting in July or August.

J. Carter Bernardo asked if the Commission is concerned about any of the plantings attracting deer. A. Richardson stated that it would be very difficult to find plants that the deer will not eat.

C. Hayward suggested that in a year they re-review the restoration plan. M. Howard requested that this be final and with all the permits Eversource is seeking it would be best to finalize this request and approve the plan. J. Carter Bernardo stated that the revised planting plan that M. Howard submits can be voted on at the next meeting and he need not attend the meeting.

WALKER POND LAKE MANAGEMENT REPORT – REVIEW AND DISCUSSION

The Conservation Director, Chris Hayward, drafted an educational brochure to be distributed to homeowners in the entire watershed that drains to Walker Pond describing ways they can help improve the health of Walker Pond. A. Crocker and J. Carter Bernardo had several suggestions to edit it and make the publication easier to read. J. Bernardo wants to start circulating by May 1st. A. Richardson said the font chosen isn't easy to read, the text should be justified and if it's sent to her electronically she will clean it up. The font spacing, the font itself, reduction of text (less is more), justified to each side of the brochure. A. Crocker said that the readability is difficult. C. Hayward said the application is Microsoft publisher and DPW personnel were helping him fine tune the document.

ADJOURN:

Motion to adjourn by S. Farr, seconded by A. Richardso, approved 6-0-0. The meeting was adjourned at 9:15 p.m.

NEXT PUBLIC MEETING:

May 10, 2018 at 7:30 p.m. in the Public Services Administration Building, Charles River Room.