

CONSERVATION COMMISSION
781-982-2100

Minutes
June 24, 2014
Buckley Room
7:00 p.m.

Members Present: Joe Feeney, Kathy Creighton, Mike Noonan, Russ Forsythe, Jerry Kelliher, Bill Stone

Absent: Denis Bergin

7:00 p.m. Continued hearing, 84-481, David Federico, 739 Greendale Avenue, Needham, for the construction of a single family home with appurtenances within the 100' buffer of a bordering vegetated wetland on Robbins Avenue. Motion to reopen hearing for 84-481 made by Kathy, seconded by Russ, unanimous. John Cotter gave presentation. They were here in April re this project for single family house and to extend Robbins Ave. 200 feet to gain access to property. Only 21,800 s.f. of 2.33 acres of the property is upland. Board had requested a small amount of filling along back of house and replication area. Sedimentation basin had been in right of way which would have made it difficult for abutter to access all of his property. They relocated detention basin on this property.

They did drainage calcs and replication plan for area which were submitted to the commission. They did calcs for 2, 10 and 100 year storms, reduced flow into detention basin. In the 2 year storm it was reduced from .61 cfs. to .28 cfs., to the 100 year storm which went from 1.9 cfs. down 1.53 cfs. They are transmitting drainage down to the end of the road to a grass swale into the basin, designed a small riprap dike, and runoff goes through the dike with sedimentation basin before it, outfall pipe and into the drainage area. Replication is 2:1. They are proposing to replicate 1800 s.f. and filling 850 sf., about 10' wide going from wetlands flag #8 to #13 and squares it off, giving them about a 10ft. backyard. Utilities are municipal; sewer goes out to existing sewer manhole on Robbins Ave., electric is overhead. They are proposing drywells on either end of house for recharge, 6' x 6' and 3' deep. They will be a couple of feet above the water table. Detention basin is being directed across the street due to elevation. Wetlands on that side are about a foot or 1.5' higher than the drainage easement. They have to have 110' of developed roadway in front. Swale will go to edge of roadway and bring water in for drainage, then pipe will go under the roadway. There is riprap swale across the street that is easement. They are going to have to go back to Planning because they moved detention basin. Board wondered if it could be approved contingent upon Planning Board approval.

Motion by Mike to approve as per plans with condition that Planning Board approves drainage calcs, seconded by Russ, unanimous.

NOI, David Aylward, 1066 Washington Street, to re-establish swales to correct drainage problem in backyard. Motion to open the hearing made by Kathy, seconded by Mike, unanimous. Newspaper ad and abutters cards were submitted. DEP # hasn't been issued yet. Mike - had looked at wetlands map which showed W-1 at back of lot. Mr. Aylward – swale

on left side of house is growing in and needs to be cleaned out; water can't find its way out with the overgrowth. Swale between them and new house is fine; there is a pipe there that goes into the storm drain system. There are two corner culverts that go into the street. The board wondered if they were clogged. They can't handle the amount of water and floods. Joe – was he trying to put raise the backyard up to create a swale in back. There was a swale in the back from the beginning. Has been flooded so many times, land has sunk. He has had to put in pump. Mike – asked if there were wetland plants in the W-1 area. Mr. Aylward - there was phragmite in back corner, halfway down the stone wall there are cattails. Wetlands had been filled out back, not by Mr. Aylward. Mike – W-1 area is on his property. Mr. Aylward has gone up to the area. He wants to re-grade, clean swale because it's overgrown. They have to put on 4 inches of loam for grass. They are going to re-establish the swale on the right. Board requested they write a paragraph or two about what they are doing exactly.

Opened to floor:

Dave Seoane - 6-7 years ago they did work. Drains were put in years before house was built. There are two headwalls on the street. Overtime, phragmites accumulate. Agrees that the work Mr. Aylward wants to do digging trenches has to be done. There is retention pond in back they use for irrigation use. Water comes up and can't find head walls. Head walls are all vegetated. Is in agreement as far as swale to be cleaned. Phragmite needs to be eradicated. Mr. Seoane has had the same problem on his property. Swales were manmade. Kathy suggested grassing it then mowing swales. Bill - does it have to be done mechanically? Yes. He will talk with the Aylwards to see if he can help. It would require equipment. Kathy - they just need to submit a letter with description of what they are doing and a drawing. Mr. Seoane – has concern on Gosselin side of property. Property needs to be built up on the back end to get the water to the front, and suggested maintenance plan on it. Headwall is dry and for 30 ft. it's dry, then it drops off; can't go anywhere.

Mr. Aylward - there is free loam sitting there. Can he start working on the rest of his yard? He can bring it in, but not spread it. Kathy suggested silt sock so it doesn't spread.

Motion to continue to July 8th made by Kathy, seconded by Russ, unanimous.

Request for Determination, Jeffrey Boyle, 196 Margaret Road, to construct a 22' x 24' addition on right side of existing house for garage and in-law apartment at 196 Margaret Road. Motion to open hearing made by Kathy, seconded by Russ, unanimous. Russ Fitzgerald gave presentation. There is manmade ditch on property in back. This would be 60' away from the ditch. Deck is existing. House was constructed in 1970's. In heavy rains there will be water in ditch. Kathy suggested siltation barrier before construction to prevent runoff.

Motion for negative determination with condition that haybales or silt barrier is installed along north property line in back, and all fill is to be stored more than 25' from property line, seconded by Jerry, unanimous. Motion to close the hearing made by Kathy, seconded by Russ, unanimous.

Request for Certificate of Compliance, #84-470, 123 Centre Avenue, Anderson Realty Trust. Eric Anderson attended the meeting. Joe went by, all debris is gone, there are two drywells, haybales are up, all cleaned.

Motion to issue the Certificate of Compliance on 84-470 made by Mike, seconded by Russ, unanimous.

Request for Certificate of Compliance ACC#6, Lot 16, 169 Jean Carol Road; ACC#2, Lot 17, 173 Jean Carol Road; ACC#4, Lot 19 181 Jean Carol Road, Brick & Mortar Development, Inc.. Bob Crowell, Crowell Engineering explained #19 is as per plans. Lots 16 and 17 were supposed to have attached garages, and they ended up as garage unders. Original plans were reviewed. Size of house is smaller on Lot 17. Detention basin is on 17 & 18. On #17 there are no outlets or inlets; #16 - septic system is in back.

Motion by Mike to issue Certificate of Compliance on ACC#6, ACC#2 and ACC#4, seconded by Bill, unanimous.

Order of Conditions for Robbins Avenue, #84-481: A1,2,3,4,5,6, B1,2,3,4,5,7, E1,2,3,4,6, 7(1800 s.f. plan 6/23/14),8(900 s.f., leaving 4100 s.f.),9,10, G1,2,3,4,5(25'),6,7, H2,4,5,6,7,8,9, I-1, 2a,b,c,d,e,g,h.

Motion to accept plans and Order of Conditions made by Kathy, seconded by Jerry, unanimous.

Minutes – motion to approve June 10, 2014 made by Kathy, seconded by Russ, unanimous.

Building Permits - Jerry gave review.

Correspondence:

- Sharon White, BOH re dumpster regulations. On agenda for next meeting.
- DEP – copy of Superseding Order of Conditions on 84-479, 498 Linwood Street
- Copies of School Building Committee update

Motion by Jerry to enter into executive session at 8:17 p.m. for the purpose of discussing strategies as it pertains to pending litigation with regard to 1212 Bedford Street and not to return to open session, seconded by Bill, roll call vote – Jerry, aye; Bill, aye; Kathy, aye, Mike, aye; Russ, aye; Joe, aye.

Respectfully submitted,

Nancy Hurst