



MEDWAY CONSERVATION COMMISSION MEETING
Sanford Hall, Town Hall
155 Village Street, Medway, MA 02053
7:30 P.M.
Minutes
January 8th, 2015

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on January 8th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:40P.M.

Request for Certificate of Compliance

3 Cardinal Circle (DEP# 216-491) – construction of a single family home –

The CONCOM Agent, Ms. Graziano stated that she is in the process of setting up a site visit with the previous property owner (and current owner's permission). She received a phone call from the owner's attorney expects to schedule the visit. Boundary markers were not present and the property owner claims to have them in place. This item was moved to the next CONCOM meeting.

10 Overlook Drive (DEP #216-831) construction of single family home, garage, associated utilities including sewer, grading and landscaping

William Hasling the applicant's representative was present to discuss the request. The CONCOM Agent, Ms. Graziano reported to the Commission her findings from the site visit. The house was built as approved by the Commission. The sewer connection across the wetlands has been completed and restored showing no signs of alteration or disturbance. The before and after pictures clearly depict this.. After two major rain storms, the site seems to be stable but there moderate are signs of vegetation. The Agent stated that it is up to CONCOM to decide whether to issue a Certificate of Compliance or not.

Motion made by Mr. Travalini to issue a certificate of compliance for DEP# 216-831, 10 Overlook Drive, seconded by Mr. Biocchi. Unanimous.

Public Hearings

Continued Notice of Intent – 257 Village Street (DEP# 216-832) - Proposal to install an e-pump unit, force main, and sewer manhole structure

The CONCOM Agent, Ms. Graziano reported to the Commission about her conversation with the Engineer Mr. John Spink. Mr. Spink seems to be uncertain about the location of wetland flags that have been rehung on the property. The Agent reported that she had advised the future buyers of the adjacent property to request a Certificate of Compliance for the original proposal to separate this parcel from a possible future development. And that the two parcels will then be split into two separate parcels the Approval Not Required process (ANR) with planning board will be done and 257 Village Street will be treated as a separate lot for the construction of a single family home.

Motion made by Mr. Travalini to continue (DEP# 216-832), 257 Village Street to February 26, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.

Discussions

135 Holliston Street - Violation

The CONCOM Agent, Ms. Graziano presented to the Commission some pictures taken of the wetlands in the property during her and Mr. Biocchi's site visit with one of the property owners. There was discussion about an old Enforcement Order that was issued in 2010 by a previous CONCOM Agent. The Agent stated to the Commission the background for this item. A certified letter was mailed to the address and another letter hand delivered at 135 Holliston Street. The Agent and CONCOM member Mr. Biocchi made a site visit and reported that there are multiple tires in the wetlands, equipment, and various trash debris. One of the piles of the debris is believed to be from an incident with Mr. Mike Narducci where an old shed on 135 Holliston Street property was pulled down by him as it was on the a property owned by Mr. Narducci. The Agent also reported approximately a few thousand 1000 of square feet of deposited fill. There is a 2010 Enforcement Order which identifies 2700 Sq. feet of filling. The filling could have been recent since there is no growth of vegetation. There was discussion about the timeline of the filling in the property and the individuals such as Mr. Rifkin (previous owner of 135 Holliston Street) responsible for the action. CONCOM member, Mr. Biocchi stated that the current owner Mr. Scott Brady cut the trees in the property and threw them in the wetlands and most of the filling in the wetlands might have occurred during Mr. Rifkin's ownership. Mr. Biocchi also said the wetlands have adjusted over the years to compensate some of the fill. The reason for not seeing any vegetation on the filling might be due to the reason that Mr. Brady ran his equipment on that piece of the property. Mr. Travalini enquired about the type of equipment used by Mr. Brady. He thought that Mr. Brady's children have the capability to haul the debris and the filling to some extent with the equipment. It was agreed by the Commission that Mr. Biocchi would speak with Mr. Mike Narducci and request him to clean the debris that he is responsible for with regards to the shed removal. The Agent will schedule a site visit with Shane Brady the owner's son and request he attend the next meeting

after the site visit. It was discussed that after the two above tasks are completed that two Enforcements Orders may be issued, one for 135 Holliston Street, and the other for 2 Fern path property. An Enforcement Order will be issued after a site visit is made by the members of CONCOM.

Review of Ecological Study completed by Conway School of Landscape Design and discussion of goals and objectives for land management

CONCOM Agent, Ms. Graziano met with the open space committee and discussed various opportunities for Medway conservation lands and the management of. She explained the need for a Conservation Lands to have specific well documented Management Plans. Ms. Graziano worked with Conway School of Landscape Design on this. The students at the School of Landscape design do an ecological study of particular area based on the requirements from CONCOM. These requirements could include redoing the trails, parking lot designs, protecting endangered species, vernal pools, native meadow habitat etc. The School accepts applications from private individuals, cities, towns, or municipalities. Scope of work on a concept or project should be submitted to the School and they reserve the right to accept or reject an application. Two Graduate students will work on the project and the cost involved is \$6,500. As part of the process, two stakeholder meetings (with presentations included) will be held with public involvement in the management of conservation land. The Agent suggested that the Conservation Board of Selectman and CPC committee should come together to do the project. Ms. Wright suggested the Briggs Management area from Adams Street to Choate Park. This project could be funded from the Community Preservation Committees funding with their approval or partially from the Conservation Trust Fund. Decision was made that Ms. Graziano will move forward with the application process. Arrangements will be made to have the Conway School of Design, Associate Director Mr. David Nordstrom to visit CONCOM and explain the process. Ms. Graziano will work with Ms. Tina Wright to put together a scope of work that should be approved by CPC and CONCOM. CONCOM member, Mr. McKay suggested considering Lewis Property while drafting the scope. Mr. McKay said the land belongs to CONCOM and is approximately 17 acres in size.

Agent Report-

Need for new Commission member- No update was provided by the Agent.

Motion made by Mr. McKay to adjourn the meeting, seconded by Mr. Biocchi @ 9:32 P.M. Unanimous.

Respectfully submitted,

Sreelatha Allam
Minutes Clerk

Documents Presented at the January 8, 2015 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Request for Certificate of Compliance

10 Overlook Drive -

- WPA Form 8A – Request for Certificate of Compliance
- WPA Form 5 – Order of Conditions
- Application Summary for 10 Overlook Drive
- Copy of letter from Sava Realty Trust requesting the Certificate of Compliance
- Copy of plot plan

135 Holliston Street Violation -

- Copy of the letter written on behalf of CONCOM
- WPA Form 9 – Enforcement Order

Review of Ecological Study completed by Conway School of Landscape Design and discussion of goals and objectives for land management

- Conway School of Design – CONWAY/BARBER Preliminary Scope of work (copy) for Town of Sherborn