



MEDWAY CONSERVATION COMMISSION MEETING

Sanford Hall, Town Hall

155 Village Street, Medway, MA 02053

7:00 P.M.

Minutes

April 09th, 2015

The Medway Conservation Commission (CONCOM) held its regularly scheduled meeting on April 09th, 2015 at Sanford Hall. In attendance were members Dave Travalini, Ken McKay, Tony Biocchi, Scott Salvucci, Conservation Commission Agent Bridget Graziano, and Sreelatha Allam, Night Board Secretary

- Call to order at 7:06 P.M.
- Conservation Commission Chairman, Mr. Travalini asked the members of the board if there are any additional items to be added to the agenda.

Public Hearings

Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21- Proposal to request review and approval of wetlands resource on submitted plan

Mr. Travalini opened the hearing at 7:51PM. A motion was made by Mr. Travalini to continue 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21 to the April 23, 2015 meeting at 7:45, seconded by Mr. Salvucci. Unanimous.

Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)

Mr. Travalini opened the hearing. The Agent, Ms. Graziano stated that a site visit to the property was made to inspect the wetland flag lines and there are some flags missing since the delineation is two years old. She reported that the site was not ready to be inspected due to the snow cover. Ms. Graziano asked the applicant to re-flag the wetland lines.

A motion was made by Mr. Travalini to continue Kelly Street Lot 32 (DEP# 216-0846) to April 23, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.

Continued Notice of Intent – 2 Lantern Lane (DEP# 216-0844) - Proposal to construct a single family home with associated septic system and utilities, landscaping and driveway

Mr. Travalini opened the hearing. A motion was made by Mr. Travalini to continue 2 Lantern Lane (DEP# 216-0844) to April 23, 2015 meeting at 7:45 P.M., seconded by Mr. Biocchi. Unanimous.

Discussion #1- David Nordstrom for Conway school of design

Mr. David Nordstrom from Conway School of design was present at the meeting to provide an overview of the School of Design and its Master of Science program. Mr. David Kaeli, Community Preservation Committee and Ms. Tina Wright, Open Space Committee were also present at the meeting. The Conway School of Design was established in 1972 by a landscape and architecture professor in the University of Massachusetts. School currently has a 10 month full time program (Sept- June) with student's ages range from 20's to 60's. School usually admits 19 students in a year and they work in small teams. Project duration is approximately 10-12 weeks and the size of the project varies by season. Students act as project managers. They are responsible for all cycles of the project starting from developing the contract with the client to the final report of the project. Faculty at the school oversee the projects. Two formal public presentations (to the client) are given by the students on their projects. A stakeholder meeting is conducted at the beginning of the project followed by a second meeting at the end where preliminary recommendations and/or designs are provided. In addition a formal presentation (by the students) is given to a panel of guest critics for their feedback. Clients are invited to attend the final presentation. CONCOM member, Mr. McKay asked if the School is affiliated with the University of Massachusetts. Mr. Nordstrom stated that the institution functions independently. In addition to working on the projects, students attend classes during the course of the week. Mr. Nordstrom eluded the members to the project done by the school students in Sherborn, MA. Mr. Nordstrom explained that most of the projects happen during the fall season. Its six projects in the winter and 7-8 projects in spring. Students prepare a very detailed preliminary cost estimates and typically work on a 150 – 200 acre projects. The Agent, Ms. Graziano explained that the goals of the study/ project should be determined by CONCOM and the open space committee before sitting with the students from the School of Design. The project proponent will be chosen by the Conway School of Design. It is a cost effective program with good quality outcome. Ms. Graziano described the work done by the students of the school in the town of Sherborn, MA. Parking re-design was done based on the recommendations provided by the project team. CONCOM member, Mr. Salvucci asked about the status of these studies after the design is completed. Mr. Nordstrom explained that most of the projects undertaken by the students are planning projects and stated that the school does not have the capacity to follow up with the clients after the work is completed. Some of the projects get implemented and for projects that involve construction, engineering firms get involved. Ms. Wright stated that it is a good idea to have the Conway

School of Design work with the town of Medway on their projects. CONCOM members expressed their support to the idea. Ms. Wright and Mr. Kaeli will bring back their thoughts about the presentation to their respective committees. Ms. Graziano will work on preparing a proposal under the guidance of the CONCOM members.

Discussions

Discussion #2 – Peer Review for the Wickett Property scheduling site visit to the property

Ms. Graziano reported that the applicant instructed, Mr. Paul DeSimone the applicant's representative to request that Mr. Arthur Allen not to visit the Wickett Property until June 2015. Upon contacting him, Mr. DeSimone requested Ms. Graziano to contact the applicant. The Agent did contact the applicant and left phone message. The property owner sent an email to Ms. Graziano expressing concern over the condition of the property and requested the Agent to hold off on the site visit. Ms. Graziano explained to the applicant that the Commission has no reason to hold the application which requested the Commission to review the wetland delineation line unless the applicant asked the Commission not to access the site. The applicant in writing agreed the Commission could schedule a site visit and the Agent scheduled a site visit with Mr. DeSimone and Mr. Allen on April 22, 2015. There was some discussion about access privileges to the property with an open ANRAD. Ms. Graziano asked the members concurrence to consult with the Medway town counsel and explain the situation. Mr. Travalini stated that with an open ANRAD CONCOM has the right to access the property. He stated that consulting the Town Counsel is not necessary. Ms. Graziano will draft a response to the applicant requesting him and his team to attend the meeting on April 22, 2015. Mr. Travalini and the town administrator will be copied on the email.

Discussion#3- Review of letter/comments on Timber Estates LLC submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street) comments due April 10, 2015

The Agent stated that the Town of Medway received an application to Mass Housing Authority for site eligibility under MGL 40B for the property in town known as the "Wickett Property". CONCOM was asked by the Community and Planning Director, Ms. Stephanie Mercandetti to provide comments on the proposed project. This project was discussed at the 03/26/2014 CONCOM meeting. Ms. Graziano drafted a letter providing comments on behalf of CONCOM and made them available to the members for their review. Members agreed with the contents of the draft letter.

Agent Report

Exelon proposal for expansion review of plans

Ms. Graziano met with the senior staff of Exelon Power Company to understand the proposed project which involves an expansion of the existing facility off Summer Street in Medway. Presentations were made to all

Town of Medway department heads about the project. Ms. Graziano will make a visit with the site manager of Exelon to go over the stormwater management system.

Eco Tec Inc. Site visits to 259, 261, 261R, 263 Village Street

Materials have been provided to CONCOM members. This item will be on the future CONCOM meeting agenda.

Update of new proposed developments and site visits

There was discussion about scheduling tentative site visit dates for future agenda items. Ms. Graziano stated that a number of projects might come before CONCOM and it might be a good idea to schedule the site visits for some of the projects to maintain the pace. CONCOM members, Mr. Travalini and Mr. Biocchi stated that site visits must be scheduled after the applicants come before the Commission.

Review of final signed Conservation Restriction for the Millstone Village Development

Ms. Graziano stated that the signed document will be presented to the Board of Selectman once the Commission signs and votes to approve.

Chair Report:

2 Lantern Lane Site Visit- CONCOM members Mr. Travalini, Mr. Biocchi, and CONCOM Agent Ms. Graziano made a site visit to 2 Lantern Lane with Mr. David Faist and Eric Feldman. Some wetland flags were moved and the updated plans will be presented to the Commission at a future meeting.

Mr. Travalini reminded the members and the Agent about Mr. Mike Narducci appearing before CONCOM with regards to the removal of shed on 2 Fern Path/ 135 Holliston Street issue.

Mr. Travalini reminded Ms. Graziano about the trail sign behind the fire department at the corner of Rt.109 and Rt. 106.

**Motion made by Mr. Travalini to adjourn the meeting, seconded by Mr. Biocchi @ 9:00 P.M.
Unanimous.**

Respectfully submitted,

Sreelatha Allam
Minutes Clerk

Documents Presented at the April 09, 2015 Public Meeting

All documents shall be kept in the Conservation Commission Office files

Continued (2/26/15, 3/12/15) Abbreviated Notice of Resource Area Delineation- 259, 261, 261R and 263 Village Street, Map 67, Lots 13, 14, 15, and 21- Proposal to request review and approval of wetlands resource on submitted plan –

- Copy of email from Arthur Allen
- Copy of the memo from Christopher J. Fox, Ecological Scientist

Continued (3/26/15) Notice of Intent –Kelly Street Map 49 Lot 32 (DEP # 216-0846) – Proposal to construct a single family dwelling with associated septic system and utilities, landscaping, and driveway that crosses a wetland resources (box culvert)-

- Copy of the Open Space Committee map showing the Choate Pond to High School Trail
- Copies of tables from Open Space Committee with assessor's maps and lots information
- Copies of Action Plan Summaries

Discussion #1- David Nordstrom for Conway school of design-

- Sherborn- Barber Reservation Sample
- Copy of the final report on Barber Reservation

Discussion#3- Review of letter/comments on Timber Estates LLC submission to Mass Housing for site eligibility for a G.L. c. 40B project (Winthrop Street) comments due April 10, 2015-

- Copy of the memo from Ms. Graziano to Ms. Stephanie Mercandetti and Michael Boynton, Board of Selectman
- Copy of the Exelon aerial site plan