

**TOWN OF NEEDHAM  
CONSERVATION COMMISSION  
MEETING MINUTES  
Thursday, June 8, 2017**

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

ATTENDING: Sue Barber, Janet Carter Bernardo, Artie Crocker, Stephen Farr, Peter Oehlkers, Cory Rhoades, Alison Richardson, Ashley Landrein (Conservation Intern), Matthew Varrell (Director of Conservation)

GUESTS: Inge Daniels, Jennifer Flagel, Renee McDonough, John Rockwood, Diane Simonelli, Carol Treciokas, Charles Treciokas, Dan Wells

J. Carter Bernardo opened the public meeting at 7:30 p.m.

**MISCELLANEOUS BUSINESS:**

**MEETING MINUTES:**

*Motion to approve the Meeting Minutes, as amended, of May 11, 2017 by C. Rhoades, seconded by S. Farr, approved 7-0-0.*

**ENFORCEMENT & VIOLATION UPDATES:**

**WELLESLEY COUNTRY CLUB**

M. Varrell stated that the work on the basin is now complete and the area sodded. The unauthorized pipes have been removed. Jute matting and seed was installed. The sediment has been removed from the wetland. M. Varrell received an email this morning that the country club had recorded one and a half inches of rain this past week and the basin functioned well. They are now just waiting for the plants to grow in on the slope and that area to stabilize; then the Commission can issue a letter stating they are fully in compliance.

**61 PHEASANT LANDING**

M. Varrell reported that he had received a phone call from Field Resources, Inc. regarding 61 Pheasant Landing. They were hired by the new homeowner and were inquiring whether the relatively new deck off the back of the house, which appeared to be located in the 25-foot Buffer Zone, was approved by the Commission (which it was not). The new owner was hoping to enclose the deck and make it a screened-in porch. M. Varrell had replied that they would probably not be permitted to enclose the deck and may be required to remove that portion of the deck that is within the 25-foot Buffer Zone. If M. Varrell does not hear back from the owners, he will follow up to determine if enforcement actions are warranted. In addition, it is unclear if a Building Permit had been issued for the deck installation.

**HEARINGS**

**12 & 62 BROOKSIDE ROAD – REQUEST FOR AMENDED ORDER OF CONDITIONS  
(DEP FILE #234-765)**

J. Carter Bernardo opened the public hearing at 7:45 p.m.

J. Rockwood of EcoTec, Inc. presented the proposed amendments to the existing Order of Conditions.

J. Rockwood gave a brief overview of the approved project. He stated that the Health Department determined that the septic system they had approved would no longer be appropriate based on minor changes to the house plan. The proposed amendments to the plan will not alter the approved limit-of-work. They are proposing to add a layer of silt fence to the 12 Brookside Road portion of the project. The owner had hoped to renovate the existing house at 12 Brookside Road but found it was in such a state of disrepair that demolition was necessary.

J. Rockwood described the proposed modifications to plan including the following:

- The house at 12 Brookside Road will be demolished and reconstructed per the proposed plan rather than significantly demolished and constructed per the approved plan;
- The septic leaching field has been moved to the east (rear) of the proposed house at 12 Brookside Road with the septic tank relocated and a pump chamber added to the west (front) of the house. Under this design, the relocated leaching field itself is located outside of the 100-foot Buffer Zone;
- The retaining wall proposed within the lawn 26-feet from the wetland has been extended along the southern property boundary and further to the north to facilitate site grading, and an opening with stairs has been added near the proposed shed;
- The swimming pool has been shifted entirely onto the 62 Brookside Road property and has been reoriented and slightly enlarged, and associated retaining walls and grading have been modified. The proposed pool fence has been relocated;
- The infiltration system has been shifted entirely onto the 62 Brookside Road property and calculations have been modified to reflect the changes in impervious surface in the 100-foot Buffer Zone between the approved and amended plans;
- The proposed driveway at 12 Brookside Road will be gravel rather than pavement;
- The grading around the 12 Brookside Road house has been modified to allow for a walk-out, and retaining walls have been proposed in the area to the south of the house to limit and control the proposed grades. Two AC units have been added to the south of the house; and
- The patio, fire pit, walkways, stairs, retaining walls, and landscape features at 62 Brookside Road have been modified as necessary to reflect the relocated pool and proposed grades.

The Commission had no issues with the proposed amendments.

***Motion to close the public hearing for 12 & 62 Brookside Road (DEP File #234-765) by S. Farr, seconded by C. Rhoades, approved 7-0-0.***

***Motion to issue the Amended Order of Conditions for 12 & 62 Brookside Road (DEP File #234-765) by S. Farr, seconded by S. Barber, approved 7-0-0.***

### **33 MALLARD ROAD – *continued* NOTICE OF INTENT (DEP FILE #234-788)**

J. Carter Bernardo opened the public hearing at 8:00 p.m. J. Carter Bernardo stated that DEP had issued a File Number for the project.

D. Simonelli from Field Resources, Inc. stated that she had corrected the errors in the original filing including re-notifying the Abutters, as the date and time of the Hearing listed on the original Notification to Abutters was incorrect. She stated that the proposed project included the

demolition of the existing house and the construction of a new house located partially within the 200-foot Riverfront Area of Rosemary Brook. M. Varrell had stated that any stockpiling should be located outside the dripline of any trees. The revised plan reflects the relocation of the stockpiling area away from the trees. The north arrow was added to the Plan. The Applicant is proposing to infiltrate the first 1-inch of the stormwater from the entire roof. No trees will need to be removed for the project; however, some pruning is proposed. A silt sack will be installed in the catch basin in front of the house.

***Motion to close the public hearing for 33 Mallard Road (DEP File #234-788) by S. Farr, seconded by S. Barber, approved 4-0-3.***

***Motion to issue the Order of Conditions for 33 Mallard Road (DEP File #234-788) by S. Farr, seconded by A. Richardson, approved 4-0-3.***

### **898 SOUTH STREET – continued NOTICE OF INTENT (DEP FILE #234-785)**

J. Carter Bernardo opened the public hearing at 8:15 p.m.

The Applicant, Reg Foster, his landscape architect, Wes Wirth, and his wetlands consultants, Dan Wells and Renee McDonough, were present. Wes Wirth described the proposed revisions to the plan including:

- The new proposed service access has been removed from the plan, and the old service access area will be restored with native plantings.
- Porous pavement is proposed in all new hardscape areas in lieu of an expansive drainage system. J. Carter Bernardo asked whether the porous pavement would need to be approved through the town engineering. W. Wirth explained that they are working with the Planning Board for the Scenic Road Permit, and they will send copies to the Town Engineer for review.
- The Town Engineer will also comment on the proposed driveway opening and its dimensional criteria and the proposed fencing to be located partially off-property to avoid the Eastern Hemlock tree in that area.
- All the proposed work to the existing culvert will no longer take place.
- A “floating fence” is now proposed over the existing headwall.
- The Applicant is still putting together their approach to dealing with the local turtle population that crosses the road in this area.
- The planting details for the resource areas that they are creating through the project are on the revised plan, and the trees proposed for removal have been marked in the field.
- They had discussed with M. Varrell leaving dead wood for habitat value.

J. Carter Bernardo asked for the details of the work proposed within the 25-foot Buffer Zone. W. Wirth described their on-site meeting with M. Varrell regarding the filling of the intermittent stream channel with stone at the back of the property and their plans to remedy the violation. M. Varrell agreed with the proposed solution. They will add the details and plan to the Notice of Intent filing.

The Applicant requested they be able to work on the proposed pool located outside the 50-foot Buffer Zone while awaiting approval from the Planning Board. J. Carter Bernardo stated that they could not issue an Order of Conditions until the Applicant has submitted to Planning.

W. Wirth stated they would be filing with the Planning Board the next day. J. Carter Bernardo stated that they would not have to wait for Planning Board approval to issue the Permit. J. Carter Bernardo requested calculations for the drainage swales associated with the pool.

***Motion to continue the public hearing for 898 South Street (DEP File #234-785), for additional information and plan revisions, to June 22, 2017 at 8:15 p.m. by S. Farr, seconded by A. Crocker, approved 7-0-0.***

### **OTHER BUSINESS:**

#### **REQUEST FOR A MINOR MODIFICATION – 16 WINFIELD STREET (DEP FILE #234-767)**

The Applicant, Jennifer Flagel, presented the proposed modifications. The Permit was issued for landscape improvements and invasive species control. The Applicant is requesting to modify her plan to allow construction of an expanded permeable paver patio in place of a previously approved deck expansion. Details were submitted regarding the cross-section of the proposed material beneath the patio. The Commission was satisfied with the details presented.

***Motion to approve the Minor Modification to the plans for 16 Winfield Street (DEP File #234-767) by S. Farr, seconded by C. Rhoades, approved 7-0-0.***

#### **REQUEST FOR CERTIFICATE OF COMPLIANCE – 33 BURR DRIVE (DEP FILE #234-770)**

M. Varrell stated there were no issues with this straight forward project. The hazard trees near the house have been removed. The Applicant has relocated a trampoline into the area where the trees were removed in the 25-foot Buffer Zone. The Commission does not have issue with the trampoline as it is moveable and not a fixed feature.

***Motion to issue a Certificate of Compliance for 33 Burr Drive (DEP File #234-770) by S. Farr, seconded by S. Barber, approved 7-0-0.***

### **HILLSIDE SCHOOL – SITE WALK**

M. Varrell stated that the times that seem to work best for the most Commissioners to attend a site walk at the Hillside School are either Monday, July 12<sup>th</sup> or Tuesday, July 13<sup>th</sup> at 6:00 p.m. or 7:00 p.m. The Applicant would prefer Tuesday, July 13<sup>th</sup> at 6:00 p.m. The majority of the Commission can meet at that time.

### **DISCUSSION ITEM – PROPOSED REVISIONS TO NEEDHAM WETLANDS PROTECTION BYLAW REGULATIONS**

M. Varrell stated that he had circulated a draft of the proposed revisions to the Needham Wetlands Protection Bylaw Regulations to the Commission for review. The Commission discussed the proposed revisions and suggested edits. J. Carter Bernardo has revised language she would like drafted regarding stormwater infiltration. M. Varrell will draft the revisions suggested by J. Carter Bernardo and circulate them to the Commission to review with the goal of voting to accept all the proposed revisions at the next meeting.

*Motion to adjourn the meeting by S. Farr, seconded by A. Crocker, approved 7-0-0.*

*The meeting was adjourned at 9:20 pm.*

**NEXT PUBLIC MEETING**

*Thursday, June 22, 2017 at 7:30 PM in the PSAB located at 500 Dedham Avenue, Charles River Room.*