



Medfield Conservation Commission

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Medfield Conservation Commission PUBLIC MEETING Zoom

Minutes of Thursday, January 20, 2022 at 7:00pm

Members Present: Chair Deborah Bero, Michael Perloff, Kirsten Poler, Cat Scott, Bobby Kennedy

Members Absent: Mary McCarthy, George Darrell

Staff Present: Conservation Officer, Dave Henkels; Town Planner, Sarah Raposa

Others Present: Joyce Hastings, Rob Truax, Steve Bouley, Chris McCue Potts, Dennis Folan

At approximately 7:00pm, Chair Deborah Bero called the Conservation Commission meeting to order.

Bero made a disclosure of recusal from the Ice House Road / Hinkley South hearing and the process of securing a vice-chair to serve as acting chair for that hearing since a vice chair was not named at the last meeting with the chair. Kennedy is capable of taking over as chair in the absence of a vice chair (no conflict of interest as a Town employee given the project is on town-owned land). No objections from Commissioners. Scott made a motion to appoint Kennedy as chair for tonight's Ice House Road hearing. Seconded by Poler. Roll call vote: Kennedy = aye, Perloff = aye, Poler = aye, Scott = aye, Bero = recused. The Vote: 4-0

Bero continued the meeting.

Notice of Intent/Applicant Joanne Delapa/Address 26-30 Millbrook Road/Project construction of a single-family dwelling. This filing is made pursuant to the Massachusetts Wetlands Protection Act and Medfield Wetlands Bylaw. DEP # 214-0690/Request for Continuation to February 17, 2022, without discussion

Kennedy moved that we continue the hearing for applicant Joanne Delapa address 26-30 Millbrook Road at the applicants request to February 17, 2022. Seconded by Poler. Roll call vote: Kennedy = aye, Perloff = aye, Poler = aye, Scott = aye, Bero = aye. The Vote: 5-0

Notice of Intent/Applicant Scott Colwell/Address Elm Street Parcel 33-087 (between house # 40 and # 46 on Elm St.) Project construction of a single-family home.

This filing is made under the Massachusetts Wetlands Protection Act and the Medfield Wetlands Bylaw. Continued from January 6, 2022. DEP # 214-0691

No comments by Joyce Hastings. CEI contract has been signed. Discussion about timing of contract and deposit.

Poler moved to continue the hearing for applicant Scott Colwell/Address: Elm Street Parcel 33-

Approved 04/07/22

087 (between house # 40 and # 46 on Elm St.) at the applicants request to February 17, 2022. Seconded by Scott. Roll call vote: Kennedy = aye, Perloff = aye, Poler = aye, Scott = aye, Bero = aye. The Vote: 5-0

Bero recused herself from the following hearing

Notice of Intent/ Medfield Holdings LLC /Address Ice House Road/Project is the construction of a 24 Unit condominium (12 Buildings) and ancillary facilities including stormwater design pursuant to the Wetlands Protection Act. Continued from January 6, 2022. DEP # 214-0694

Kennedy took over as acting chair and opened the hearing. Joyce Hastings represented the applicant. Steve Bouley from Tetra Tech was also present. Hastings noted that the hearing was continued for the ZBA peer review on stormwater on 40B application and for Henkels and Hastings to walk the wetland line.

Hastings shared screen to show the units and grading that extend into the in the 100' buffer zone. Stormwater and roadways are outside of buffer. Stormwater is collected through basins and drains away from wetlands and there is a forebay system

Bouley indicated that Tetra Tech has reviewed the project twice. 90% of site discharges to forebay and then to basin with very little discharge on site. Small portion of site (NE portion) does discharge towards the wetland however it flows behind the Center and discharges to the basin on the side of the Center.

Perloff asked if water meant for the wetlands is deviated and requested clarification on the contours. Hastings will send the updated GLM report.

Kennedy asked about fill on the site. Hastings noted the 147 foot contour and 151 foot contour so 3-4' of fill in middle area.

Each unit has their own infiltration system for recharge volume. Anything over that discharges through the downspouts to the basins.

Perloff asked about the wetland line (vegetation). Hastings noted a subtle difference in vegetation but soil samples were taken along the line; she noted a wide transitional area and its fairly flat. No line changes were made after consultant with Henkels.

Perloff asked about the drainage of the area. Bouley noted that the off site area will not flow onto the site and the whole area generally flows down to the basin. Hastings displayed the watershed catchment map. Bouley indicated that their control points met the standards.

Hastings displayed the plan set and discussed erosion control, limits of work, type of erosion control. Grass snow removal areas were displayed. Planting plan for each unit was discussed. The arborvitae screening was discussed and how much tree clearing would be needed in that area. Bouley suggested that no major vegetation should be cut to. Install the arborvitae. Fence installation above ground for critters. Kennedy also suggested a condition about the hand removal of invasives to protect the new plantings.

Garage drainage & use of oil/gas separators – residential project; displayed plan. Driveways all drain towards the street which contain deep sump drains then forebay pretreatment then basin. There are no drains in the garage floors. Henkels asked about irrigation, trash collection, staging of construction, dust control, NPDES permit, and the technical comments from DEP on the NOI.

Kennedy asked about the long-term maintenance plan. Bouley confirmed an O&M plan was submitted which includes meets the requirements maintenance. The next session of the ZBA hearing is scheduled for February 2nd.

Kennedy opened the hearing to attendees. Deb Bero, speaking as a resident, inquired about the snow storage note #9 (on the Tetra Tech review letter from 1/5/22) about the adequacy of snow storage and snow removal. The HoA will be responsible for the O&M and subsequently the snow removal. Bero asked about the status of the outstanding items on the letter. Re: Item 12 Bero and Bouley discussed the stormwater analysis. Bero asked about the impact of climate change and Bouley noted the minimum state standard requirement for stormwater from the 2008 handbook. Bero asked about how the removal of trees affects the system. Bouley reviewed how typical stormwater systems work. He clarified that he is comfortable answering the questions. At this time Rob Truax entered the meeting. Bero clarified the nature of her questions: is the system marginally designed or can the system accommodate more severe events as a result of climate change. Truax noted that local regs require higher numbers than state regs and described the standards for volume and treatment. None of the water discharged from the site is discharged to the wetlands. It all goes to the basins for groundwater recharge; there is sufficient room to flood at a greater depth. Clarification of date of latest stormwater report (12/23/21) and date of Tetra Tech review letter (01/05/22). Additional comments include: invasives, old rail road ties, concern about the number of trees removed and impact of the loss of trees. Truax explained how CN values are input into the analysis. Bero requested that Commissioners walk the site.

Christine McCue Potts - Two related questions: What is the actual extent of tree clearing that will be needed for the project, e.g., acres/# of trees lost? Can we gain insight on how the landscaping plan will strive to retain any current trees or natural areas? It may be clear to ConCom, but not as much to general public. Thank you! Chris Potts, 7 Curve St.

Perloff asked for clarification on the stormwater standards. Truax confirmed that the local BoH standards were used in the design of the project.

Osler Peterson, speaking as a resident, asked about the common stormwater plan for the “30 Acres” (what became Kingsbury, Lot 3, and The Center) and Bishop/Copperwood neighborhood. He noted neighborhood has a lot of basement water problems. He also noted the invasive vines which are overgrowing the Hinkley South trees, so he is concerned that the vines will overgrow the new vegetation. Kennedy suggests a vegetation management plan.

At approximately 8:30 pm, Scott moved to continue the hearing for applicant Notice of Intent/ Medfield Holdings LLC /Address Ice House Road/Project is the construction of a 24 Unit condominium (12 Buildings) and ancillary facilities including stormwater design pursuant to the Wetlands Protection Act. Continued from January 6, 2022. DEP # 214-0694 at the applicants request to February 3, 2022. Seconded by Perloff. Roll call vote: Scott = aye, Perloff = aye, Poler = aye, Kennedy = aye. The Vote: 4-0.

Bero rejoined the Commission.

Administration/Discussion:

OSRP Discussion/Warrant Article - purpose of summary, co-sponsor with Parks and Rec commission, like towns to cite as examples, cost of recent plans for nearby communities, ADA components (community gardens, Rail Trail, inventory forms), Henkels & Raposa to send out more info on sample plans, associated costs, existing plans, etc. What is the financial ask for the plan? Advocacy (goals, purposes)?

Vice Chair Discussion – Bero inquired if the Commission wants to name a Vice Chair or do a rotation. Perloff noted that the most senior member present would take over when the chair is not available. Bero suggested that the Vice Chair rotates in order for the new members gain experience. Kennedy requested a seniority list.

A motion to return to the 6-month rotation made by Poler with vice chair next in line in absence of chair. Second by Kennedy. Roll call vote: Kennedy = aye, Perloff = aye, Poler = aye, Scott = aye, Bero = aye. The Vote: 5-0

Commission Protocols

- What do we need to discuss?
- Mullin Rule / Length of hearing continuances
- Protocols
- Draft rules and regulations
- Obtaining documents
- Shared drive (read only, downloadable)
- Updates
- Associate Member

Christine McCue Potts 9:14 PM

From a community perspective, it would help the public immensely to have access to meeting documents and plans via shared folders on town website -- esp. prior to hearings. Thank you for pursuing this! Chris Potts

Medfield State Hospital Invasive Species Plan Update

Henkels briefed the Commission that the materials are expected by 2/3 and a site walk will be arranged. They are hoping to be on agenda for 2/17.

Danielson Pond – Presentation of design options expected at BoS on 1/25/22

Perloff noted that MassGIS data lists Danielson Pond as owned by ConCom but not managed by ConCom. A screenshot to be sent to Raposa for follow-up.

Meeting Minutes: The Commission tabled the following minutes:

- October 21, 2021
- November 4, 2021
- November 18, 2021
- January 6, 2022

Adjournment

At approximately 9:30 pm, Scott motioned to adjourn the meeting. Kennedy seconded. Roll call vote: Kennedy = aye, Perloff = aye, Poler = aye, Scott = aye, Bero = aye. The

Vote: 5-0

Respectfully submitted,
Sarah Raposa, Town Planner