

**TOWN OF NEEDHAM  
CONSERVATION COMMISSION  
MEETING MINUTES  
Thursday, July 28, 2016**

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

ATTENDING: Janet Carter Bernardo, Artie Crocker (arrived @ 7:55 p.m.), Stephen Farr, Peter Oehlkers, Debbie Anderson (Conservation Specialist)

GUESTS: Jessica Azoulay, Manny Azoulay, Joseph Camerano, Roy Cramer, Ross Donald, Marc Hershman, Brian McCarthy, Ed Olsen, John Rockwood, Lars Unhjem, Russ Waldron, David Zuckerman

J. Carter Bernardo opened the public meeting at 7:55 pm.

**MISCELLANEOUS BUSINESS:**

**ENFORCEMENT & VIOLATION UPDATES:**

None

**HEARINGS**

**114 FIRST AVENUE – REQUEST FOR DETERMINATION OF APPLICABILITY**

J. Carter Bernardo opened the public hearing at 7:55 pm.

Present for the Applicant were John Rockwood of EcoTec, Inc., Attorney Roy Cramer and Brian McCarthy of RJ O’Connell.

J. Rockwood gave an overview of the proposed project. The Applicant is proposing 3,500 square feet of new pavement and concrete for the loading dock area of the Restaurant Depot. The wetland is located across a paved street from the site. They are proposing erosion controls (silt fence and compost sock), landscaping and a complete stormwater system that complies with DEP Standards. The closest point of work to the wetland resource is 65 feet.

J. Carter Bernardo stated she had reviewed the stormwater information that was provided and found the proposed system acceptable. J. Rockwood stated that the Town Engineer had reviewed the project and had no issues. He forwarded the memo to the Commission staff.

Joe Camerano of the Sheraton Hotel asked if the project would be bringing the loading dock closer or further away from the hotel. R. Cramer stated it would be further away and would cut down on the truck traffic on Cabot Street. J. Camerano explained that their main complaint is the sound of the trucks backing up beginning around 3:00 a.m. J. Rockwood explained that the distance the trucks will need to backup will be much shorter than existing conditions.

***Motion to close the public hearing for 114 First Avenue by S. Farr, seconded by P. Oehlkers, approved 4-0-0.***

***Motion to issue a Negative Determination of Applicability for 114 First Avenue by S. Farr, seconded by A. Crocker, approved 4-0-0.***

## **55 GLOVER STREET – REQUEST FOR DETERMINATION OF APPLICABILITY**

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

The homeowners, Manny and Jessica Azoulay, presented their proposed project.

J. Azoulay explained the project is the installation of a pervious paver patio. The Bordering Vegetated Wetlands are located approximately 32-feet to the east. The proposed patio will be 396 square feet. There will be an associated field stone retaining wall due a slight slope. She had provided the Commission will a detail of the permeable pavers they have chosen. They are proposing erosion controls.

*Motion to close the public hearing for 55 Glover Street by S. Farr, seconded by P. Oehlkers, approved 4-0-0.*

*Motion to issue a Negative Determination of Applicability for 55 Glover Street by S. Farr, seconded by A. Crocker, approved 4-0-0.*

## **192 MAPLE STREET – REQUEST FOR DETERMINATION OF APPLICABILITY**

J. Carter Bernardo opened the public hearing at 8:20 p.m.

Russ Waldron of Applied Ecological Sciences, Inc. represented the Applicant, who was not present. The proposed project is the construction of a deck off the rear of their portion of a two-family house. The deck will be 210 square feet and sit on helical piles. In addition the Applicant is proposing to install a 100 square foot shed in the back corner of the property. A portion of the shed is proposed within the 25-foot Buffer Zone and be placed on blocks within existing lawn. J. Carter Bernardo requested they extend the erosion control line. J. Carter Bernardo asked that R. Waldron remind the Applicant that applying fertilizer is not a good idea so close to a stream.

*Motion to close the public hearing for 192 Maple Street by S. Farr, seconded by A. Crocker, approved 4-0-0.*

*Motion to issue a Negative Determination of Applicability for 192 Maple Street by S. Farr, seconded by A. Crocker, approved 4-0-0.*

## **43 GLOVER STREET – REQUEST FOR DETERMINATION OF APPLICABILITY**

J. Carter Bernardo opened the public hearing at 8:30 p.m.

The Applicant, David Zuckerman presented his proposed project. He stated that the house inspection performed when they purchased the house in 2015 showed that the deck and screen room off the rear of the house were rotting. They are now proposing to create an addition where the screened porch is currently, as well as beneath the existing porch. The addition would be located within the same footprint as the existing screened porch. The work will take place more than 50-feet from the wetlands.

J. Carter Bernardo approved the sizing of the proposed cultec unit but noted that no erosion controls were shown on the plan. D. Anderson stated they were expecting a revised plan showing the location of the FEMA floodplain limit and erosion control line and detail. Mr. Zuckerman stated he has a request into the surveyor to make those changes. D. Anderson stated that the plan

shows the pad beneath the existing screen porch to be removed. Mr. Zuckerman stated there will be no basement under the addition.

*Motion to continue the public hearing for 43 Glover Street, for submission of a revised plan, to August 11, 2016 at 9:00 p.m. by S. Farr, seconded by A. Crocker, approved 4-0-0.*

### **OTHER BUSINESS**

#### **REQUEST FOR CERTIFICATE OF COMPLIANCE – 921 SOUTH STREET (DEP FILE #234-690)**

D. Anderson reported that she had met Joyce Hastings of GLM Engineering at the site. She stated that the only deviation from the plans was an area of gravel had been installed in an area that was proposed to be lawn. D. Anderson recommended the Commission issue a Certificate of Compliance.

*Motion to issue a Certificate of Compliance for 921 South Street (DEP File #234-690) by S. Farr, seconded by A. Crocker, approved 4-0-0.*

#### **REQUEST FOR CERTIFICATE OF COMPLIANCE – LOT 50 (#51) WOODWORTH ROAD (DEP FILE #234-159)**

J. Carter Bernardo stated that the COC request would be heard at the August 11, 2016 Conservation Commission meeting.

#### **REQUEST FOR EXTENSION PERMIT FOR ORDER OF RESOURCE AREA DELINEATION – 692-744 GREENDALE AVENUE (DEP FILE #234-673)**

John Rockwood from EcoTec, Inc. presented the request to the Commission. He explained that the only resource area would be the Bank of an intermittent stream located off-site. Due to litigation over permitting, the construction has not started, therefore; they are requesting a three (3) year extension to the ORAD.

*Motion to approve the request for a three (3) year extension to the Order of Conditions for 692-744 Greendale Avenue (DEP File #234-673) by S. Farr, seconded by A. Crocker, approved 4-0-0.*

#### **REQUEST FOR MINOR MODIFICATION – 50 WINFIELD STREET (DEP FILE #234-701)**

J. Carter Bernardo stated that the Applicant is requesting to increase the size of the proposed deck from 84 square feet to 218 square feet. The deck will replace the concrete paver patio that is there currently.

*Motion to approve a Minor Modification to the plans for 50 Winfield Street (DEP File #234-701) by S. Farr, seconded by A. Crocker, approved 4-0-0.*

#### **INFORMAL DISCUSSION – VEGETATION MAINTENANCE – CHARLES RIVER STREET/RIDGE HILL RESERVATION ENTRANCE**

Edward Olsen, Town of Needham Superintendent of the Parks & Forestry Division, discussed the on-going Eversource distribution line clearing. They are currently on a 5-year maintenance cycle. E. Olsen went out with a member of the Eversource maintenance personnel, several members of Olsen's team and Gary from Lewis Tree to determine the extent of the proposed maintenance clearing/pruning.

He noted that in the area around the entrance to Ridge Hill on Charles River Street that the saplings that had been topped were bushing out into the street making it visually difficult for cars to see bikers, walkers and other turning cars. He hopes the Commission will allow Eversource to remove this emergent growth (2-3" saplings) as part of their contract while they are in Town. The Town could then maintain the 10-foot area off the street with a flail mower. J. Carter Bernardo questioned whether there was any concern that invasive species may populate the open area.

E. Olsen stated that if the Commission allowed this project to go through, he would work on removing any existing invasive species in that area. Although the area is not located in the Conservation Commission's jurisdiction, Ridge Hill is owned by the Conservation Commission. J. Carter Bernardo stated that as Charles River Street is considered a scenic road, would they require the approval of the Planning Board for the project. He plans to discuss the proposal with the Director of Planning.

**The Commission accepts this work to allow utility vegetation maintenance in the Buffer Zone and on the Ridge Property.**

#### **TRAIL MAINTENANCE ACTIVITY NOTIFICATION FORM - FARLEY POND RESERVATION**

D. Anderson reported that the Student Conservation Society (SCS) are scheduled to arrive the following Monday. One of their proposed projects is the installation of a footbridge along the Farley Pond Trail.

#### **TRAIL MAINTENANCE ACTIVITY NOTIFICATION FORM – RIDGE HILL RESERVATION**

D. Anderson reported that the Student Conservation Society (SCS) are scheduled to arrive the following Monday. One of their proposed projects is to extend the boardwalk over a muddy area located at the end of the Fuller Trail closest to the house.

***Motion to adjourn the meeting by S. Farr, seconded by A. Crocker, approved 4-0-0.***

***The meeting was adjourned at 9:05 pm.***

#### **NEXT PUBLIC MEETING**

*Thursday, August 11, 2016 at 7:30 PM in the Public Services Administration Building, Charles River Room.*