

Natick Conservation Commission
January 5, 2023

The Meeting was called to order at 7:00 by Chairman, Matthew Gardner. Members present: Doug Shepard, Chris Stillman, Jeff Richards, David Howe, and Michael Downey. Members absent: George Bain.

Certificate of Compliance – DEP File #233-862 – 90 Oak Street

Claire confirmed that no changes had been made and that the site is in substantial compliance. There is some jute netting down in an area where seed did not sprout on the slope, but it is expected to be removed in the spring.

Mr. Gardner asked for a motion to issue a Certificate of Compliance, Doug Shepard moved, David Howe seconded, all in favor 6-0.

Request for Determination continuation – 8 Crest Road

Mr. Gardner asked for a motion to continue to January 19th, Chris Stillman moved, David Howe seconded, all in favor 6-0.

Major Stormwater Permit – 21 Summer Street

Matt Gardner read public hearing notice. The proposal is to demolish the existing building and construct a 4-story mixed-use building, with associated drive aisles, underground parking, landscaping, and stormwater management.

Engineering had no comments. Claire had questions on the O&M plan. The applicant's engineer will submit a revised O&M.

Carol Dennison reviewed project/plan. They will disturb less than 20,000 sf., but will be over 750 cy triggering the major permit threshold. There are no wetlands or water bodies in the area.

Matt asked about the mention of soil contamination that is in the report for the project. The applicant clarified that a plume of contaminants was identified during a Phase I assessment and associated with a previous dry cleaning use on the site. The full extent of the plume is not known because it originates under the existing building. Additional testing will occur once demolition occurs and Stonegate has an LSP already engaged. A RAM will be filed with the state. There are existing monitoring wells on site and on the adjacent Town owned parking lot.

The proposed project involves removal of contaminated soil with site excavation for the parking area.

Matt asked for them to provide the Phase I report for review, to ensure that appropriate conditions are placed on the project. Overall the project seems like a net benefit, but would like to review and understand.

Matt asked about the drainage calculations for the proposed work. What is the impact, if any, peak flow that may overflow from the chambers into the Town drainage system?

Carol Dennison, WSP, stated that the system is designed to collect roof drainage on site. It will only overflow in certain storms and even with the overflow, there is an anticipated decrease in peak flows entering the pipe over existing conditions.

Matt feels it is designed for current 25 year storm due to limited space. Claire confirmed that they do not have space for additional chambers and maintain appropriate separation from property lines and the proposed exterior grease trap. Carol also added that because they were required to provide some open space, they were limited.

Claire showed that the outfall of the Town drainage system is Pegan Brook. Is Commission comfortable with remediation plan? Matt feels the project is straight forward and he would like to see all the Phase I and remediation before closing. Claire will have the conditions ready.

Jeff asked if he should be recused due to his relationship with the applicant's engineering firm WSP. Matt does not feel it is necessary, as there is no financial gain or impropriety.

Doug asked to add snow removal in the conditions; heated system or removal, etc.

Mr. Gardner asked for a motion to continue to January 19th, Chris Stillman moved, David Howe seconded, all in favor 6-0.

General Business

MS4 Grant

The Town has been selected to receive a grant related to MS4 Compliance from DEP, along with 4 other communities, through a regional application with MAPC. The grant will fund the development of an online, map-based tool for citing green infrastructure installations in Town.

Beavers

There has been another breach under the E-Cert. DPW also removed some of the fallen trees that were downstream of the dam, not realizing that work was not allowed under the E-Cert. No damage to the bank or wetland system. Claire has spoken with DPW about only breaching dam, with no other work, under E-Certs. DPW scattered the trees in the woodland area.

Meeting adjourned 7:40 pm.