

**Natick Conservation Commission**  
**January 19, 2023**

The Meeting was called to order at 7:00 by Chairman, Matthew Gardner. Members present: Doug Shepard, Chris Stillman, David Howe, Michael Downey, and Jeff Richards (7:10pm). Members absent: George Bain and Jeff Richards.

**Certificate of Compliance – DEP File #233-871 – 86 Kendall Lane**

Claire stated that there were some minor changes had been made to the project, however none that impact the wetlands jurisdiction, and that the site is in substantial compliance. Claire did note that the garage placards have not yet been installed but they are due to be once the garage interior is completed.

Mr. Gardner asked for a motion to issue a Certificate of Compliance, Doug Shepard moved, David Howe seconded, all in favor 5-0.

**Request for Determination continuation – 8 Crest Road**

Mr. Gardner asked for a motion to continue to February 2<sup>nd</sup>, Chris Stillman moved, David Howe seconded, all in favor 5-0.

**Request for Determination – 67 Beverly Road**

Matt Gardner read public meeting notice. The proposal is to demolish the existing single-family home and shed and construct a new single-family home with associated site features including a patio and stormwater management within wetlands jurisdiction.

Nick Arthur, Arthur Fine Homes, and Kevin Quetti, Quetti Design Group, were both present to represent the project. Kevin provided a summary of the stormwater management for the site. The project does meet the requirements of the Stormwater Management Bylaw and has completed the review process for that. Issuance was held to coincide with the issuance of the DOA.

Matt asked for clarification about what is behind the lot. Claire confirmed that the land drops steeply down to the Town owned land surrounding Pickerel Pond.

*Jeff Richards arrived during the discussion of this item.*

Matt asked for clarification on how shed removal will impact slope stability. Nick clarified that the shed does not sit on the ground but is held up on piers. The plan is to remove the shed by hand and not disturb the slope at all. Is any fence proposed? Nick believes that there may be a request from future homeowners but there are no plans currently to install one. Matt asked that it be made clear to future homeowners that any future work on the site will require approval from the Conservation Office or Conservation Commission. Nick does not believe that anyone would come forward looking to fill the slope at the back because of the significant grade change and volume of fill required.

Mr. Gardner asked for a motion to close the meeting, David Howe moved, Chris Stillman seconded, all in favor 5-0. Mr. Gardner asked for a motion to issue a Negative 3 Determination of Applicability, Doug Shepard moved, Michael Downey seconded, all in favor 5-0.

### **Major Stormwater Permit – 21 Summer Street**

Claire noted that a revised O&M Plan and the requested soil contamination report had been received.

Matt feels that the soil contamination appears rather straightforward and doesn't raise any concerns beyond ensuring it is managed properly. Jeff did note that there was a year delay in the report date and the notification of the state, when they should have filed within 120 days but he does not have any concerns.

The Commission asked for clarification about next steps for the soil contamination reporting is. Rich Soler confirmed that they are currently undergoing a Phase 2 Site Assessment and will be completed once demo is underway and they can access the land under the existing slab. He also clarified that as soon as Stonegate was the property owner, the appropriate notification steps were taken.

Matt asked if there are any concerns about the plan changing once that Phase 2 assessment is complete. Rich does not feel there is any potential for change and that the only next steps are how much material needs to be removed and if there are any additional protections required (e.g., a vapor barrier) for the building.

Matt asked about needing an APD Permit. Claire noted that they already had their APD permit, and would follow up with the Planning Board about why the Commission was not asked for comment on it.

Mr. Gardner asked for a motion to close the public hearing, Jeff Richards moved, Doug Shepard seconded, all in favor 6-0.

Claire reviewed the drafted conditions for the project.

Mr. Gardner asked for a motion to issue the Major Stormwater Permit, Michael Downey moved, Doug Shepard seconded, all in favor 6-0.

### **Emergency Certification – Town Forest Beaver Dam**

Claire reviewed the high levels of water at Route 9 north side of Town Forest, which were confirmed in the field by Brian Caissie from DPW. She will be reaching out to MassDOT to see if we can get the pipe under Rt 9 reviewed for blockages.

Mr. Gardner asked for a motion to issue an Emergency Certification, David Howe moved, Chris Stillman seconded, all in favor 6-0.

### **Minutes**

The December 15<sup>th</sup> minutes were finished by Sue McCellan but she has been out with the flu and they were stored on her personal drive so Claire was not able to access them. She will put them on the next agenda.

### **General Business**

#### **Beaver Decision Tree**

Claire walked the Commission through the drafted decision tree.

David asked about the flow deceiver devices and how they function. Claire provided a quick summary and confirmed that the Pickerel Pond deceiver is still working as intended.

Matt asked about when do we determine that action is not necessary. How can we encompass thresholds for when the Commission is required to move forward with action? Does a wet backyard require a breach?

Mike asked if we could develop a similar tree for private homeowners. Claire said we definitely could.

Matt asked the Commissioners to send any suggestions to Claire for incorporation, and to have it available for the next meeting.

#### **SuAsCo Natural Solutions Core Team Representative**

Claire updated the Commission on the SuAsCo Natural Solutions grant project as it moves into the community engagement portion of the project. The project leads are assembling a Core Team of community representatives to participate in the project more closely, and Claire would like to know if any Commission members would like to participate. It would likely involve 1 evening meeting a month. Chris Stillman volunteered.

#### **MACC Annual Environmental Conference**

Claire informed the Commission that registration for the Annual Environmental Conference is open! Please reach out to her if you are interested in attending.

Meeting adjourned 7:46 pm.