

Natick Conservation Commission
Minutes
February 20, 2020

The Meeting was called to order at 7:00 by Chairman, Matt Gardner. Members present: Doug Shepard, George Bain, Mike Downey, MK Schneeweis, Jeff Richards.

Notice of Intent continuation - 45 Mill Street - 233-825

A revised plan dated January 22, 2020 was submitted. Included was a detailed landscape plan of entire site.

Matt Gardner asked what species were in the 25 foot buffer zone. Scott Goddard, Goddard Consulting, stated all invasives will be removed via hand pulling and a report will be submitted to Commission. Regrading site and proposing going into the 25 foot zone.

No fill projected. Will go up to the edge of 25 foot and install a post and rail fence.

George Bain asked if all the debris is coming out and what the species type will be. Yes. Will then add blueberry, silky dogwood, etc. (listed in plan). All species will be able to tolerate heavy water; common species that thrive in Natick wetlands.

Applicant has already gone through ZBA process and got approval. Matt Gardner stated it's at your risk. If anything changes, have to come back to Commission.

Jeff Richards asked about Kennedy Middle School comparison. Mr. Goddard said the plan will not change and no filling of wetlands is being proposed. They are treating the wetlands as is and proposing restoration now as part of the project.

Grace Napier, 43 Mill Street, stated the 25 foot No-Disturb zone reaches the middle of back yard and the house is in the 40 foot No-Build Zone. That is a big change. She also voiced concerns with horse chestnuts located along the road and watering of vegetation for 60 days not being enough.

Daniel Ruiz, representing Applicant, stated the house location did not move, but the line of the wetlands are closer now to the house. The 40 foot is now in the middle of house location. He showed an old plan with wetland lines. The house didn't extend into the 40 foot buffer.

Matt Gardner agreed the house is closer into the 40 foot line. The smaller zone in 25 foot is lawn.

Matt Gardner asked if any more questions or concerns.

Mike Downey asked can the erosion control be adjusted. It should be closer to the 25 foot to potentially stop any runoff. There is nothing to indicate the 25 foot line on the ground. Applicant stated the erosion control would sit on the 25 foot line and they can install orange construction fence until the post and rail fence is installed.

Matt Gardner asked if Commission is okay with house location and setbacks. Limit of work is at the 25 foot, construction fence would be installed in front of erosion control to further delineate the limit.

Ms. Napier reiterated concerns with the proposed house being located in the 40 foot No-Build. Mr. Gardner understands her concerns, but the law allows discretion. The Applicant's proposed restoration and cleaning out the site more than offsets the resource area in an ecological sense. The net improvement outweighs the negative.

Plantings are reduced to lawn. Mr. Gardner stated the survival clause; plants have to survive 1-2 growing seasons or Applicant will have to replace.

George Bain asked how potential new owners will not walk within wetlands and recommended a concrete plaque be installed to prevent walking beyond that point, along with a placard on the fence. George feels anything solid in the ground that would last is appropriate and can be in the Special Conditions of an OOC if approved.

Abutter asked why so large of an area in the rear and doesn't feel the size has been discussed. Matt stated the law gives us latitude to make judgement calls. Matt understands her concerns, but it's what Commission thinks is appropriate and a balance.

Mr. Gardner asked for a motion to close, Jeff Richards moved, Mike Downey seconded, MK abstained, remaining in favor, 5-0-1.

Mr. Gardner asked for a motion to issue Order of Conditions, with the following Special Conditions:

1. A permanent concrete marker in the ground and on the split rail fence stating conservation resource area and no entrance beyond this point.
2. Orange construction fence and post and rail fence at 25 foot line.
3. Monitoring plantings for 1-2 growing seasons and providing annual reports to ConCom. Replacing vegetation that does not survive.
4. Remove and replace two chestnut trees with other vegetation along road that does not reduce driver visibility.
5. Laminated plaque on wall in basement where house and buffer zones are. A plot plan showing no disturbance beyond the point.

6. Site visit by Conservation Agent prior to grading.

George Bain moved, Mike Downey seconded, MK abstained, remaining in favor 5-0-1.

Amend OOC continuation – 72 Eliot Street

Continued to 3/5/20

Request for Determination continuation - 3 Pheasant Hollow Road

Applicant (homeowner) discussed four trees that need to be removed. The two closer to the road were determined by Mike Downey to be outside of 100 foot Buffer Zone (wetlands were marked). The other two trees have termite problems. Reviewed the proposal. Commission would like to see 2-3 replanted in their place.

Mike Downey stated there are wetland markers on outside of fence and is comfortable with tree removal as long as those outside of fence don't get disturbed. Only the trees leaning toward house.

Anything further to be removed within the 100 foot buffer would require coming back to Commission, but not for tree plantings; homeowner can choose trees.

Mr. Gardner asked for a motion to close, George Bain moved, Doug Shepard seconded, MK abstained, remaining in favor 5-0-1.

Mr. Gardner asked for a motion to issue a Negative 3 Determination, Doug Shepard moved, Jeff Richards seconded, MK abstained, remaining in favor 5-0-1.

Notice of Intent - 175 North Main Street

Matt Gardner read public hearing notice. The proposed work includes the demolition of the existing dwelling and foundation and detached garage, and construction of a new two family dwelling.

See below.

Notice of Intent - 177 North Main Street

Matt Gardner read public hearing notice. The proposed work includes the demolition of the existing dwelling and foundation, detached garage and detached shed, and construction of a new two family dwelling.

Chris D'Antonio, Chadwick Homes, LLC, reviewed the existing site. The previous owner of C&T Paint disturbed off-site wetlands behind garage. It's an isolated area that connects to Pleasant Street.

Two duplexes are proposed. No on-site drainage now. Deshang Wang flagged the wetlands. The site is not located in rare or endangered species habitat and there are no vernal pools. Will clean up site by hand. Chris has asked the school who has purchased the C&T site and another abutter for permission to clean up the wetland area and add wildflower mix. Did test pits and there are no issues with water table. Roof area will be recharged on-site for the 100-year storm. Chris is working with engineer. MassDOT is planning on requesting an easement on this property for the Route 9/27 interchange project so a common driveway is proposed for the two homes to plan for this loss of usable area. There will be a 40% and 83% reduction in work within the 25' and 40' Buffer Zones, respectively. One tree will be removed and more than 20 to be planted.

Matt Gardner reviewed proposed restoration on this property and abutters, hand clean up and permission to spread wildflower mix. He stated there is only one dry well shown on the plan. Any other recharge? Chris stated all roof runoff will be piped to that dry well. Driveway will run into street drain. He will be attending the ZBA meeting next Monday.

MK Schneeweis confirmed that the patios are not porous pavers.

The project is in line with what the Board of Health requires. It's outside of Aquifer Protection District but in a recharge area. Mike Downey asked can Chris stake the back two corners of the house. Marianne asked if the driveway can be reduced as there appears to be more parking than is required by the Town. There are four units with 7 parking spaces and four in garage. It's in regards to the stormwater, which we have jurisdiction, to reduce parking.

Mike Downey asked for additional information in regards to erosion control measures and sequencing of demo of garage in a sensitive area. Chris stated there is nothing buried on site. Have done 4 test pits.

Chris will stake out the rear of buildings.

Commission will visit the site on Saturday, February 29th, at 9:00 a.m.

Mr. Gardner asked for a Motion to continue to 3/5/20, George Bain moved, MK Scheeweis seconded, all in favor 6-0.

Notice of Intent - 1 Randall Court

Matt Gardner read public hearing notice. The proposed work includes the installation of a sewage disposal facility, grading, and portions of a multi-family home within the 100 foot Buffer Zone.

Karon Skinner, Applicant's representative, gave presentation. The existing single family will be removed. The only work to be conducted in the 100' Buffer Zone includes infiltration system for roof runoff, grading, and a portion of the proposed home. 18,123 SF lot size; 2,400 SF three family house. Everything would be outside of 50 foot buffer. Middlesex Path located between the resource area and proposed project.

Commission requested to send in a revised plan. A small portion of retaining wall is in Buffer Zone also. There is a box for sewer connection. An existing pipe to house. Has an easement to abutting house. All roof runoff.

Marianne stated the town GIS shows a wetland in rear lot. Will verify at site visit.

Has been to ZBA for approval and change of use to multi-family approved. Runoff will go into recharge. Grading will not change. Removed some trash and sheds.

Commission asked to stake out four corners of proposed building. Site walk on Saturday, February 29th at 10:00 am.

Mr. Gardner asked for a motion to continue to 3/5/20, Jeff Richards moved, MK Schneeweis seconded, all in favor 6-0.

Notice of Intent - Heritage Lane and General Green Avenue

Matt Gardner read public hearing notice. The proposed work includes the construction of 28 new army family housing units at the Natick Soldier Systems Center.

Steve Sawyer, Design Consultants, Inc., representing US Army. Terri Garland, also representing Applicant, shared the proposal includes Army redevelopment of existing facility at two sites. The access drive will remain. The buildings have all been removed and were permitted under another OOC. Project is finalized and submitted to government. Review meeting next Wednesday.

Proposing to bring in a loop road at one of the sites. Reviewed houses and wetland line. Federally built on federal land and they are not required to file an NOI. Houses are being pulled back to the 25 foot buffer. Before the structures were right up against the wetlands. Matt Gardner asked why filing an NOI? Neighborly thing to do. Reviewed layout of Zone II Aquifer Area. Fully complies with storm water and regulations. Since this is redevelopment, they are only required to treat new impervious area but they tried to recharge all buildings and site runoff. Five rain gardens on site. Added cultec systems to hold water. Surface runoff going into cultec.

Marianne Iarossi stated that DPW and BOH are reviewing project in regards to stormwater.

Tree box filters will treat up to one-fourth acre. There is a park area in the center, picnic and basketball grounds. The access roads will be resurfaced; slight grading; and reduced in width. Reviewed the other areas and maintaining 25 foot vegetated buffer.

Mr. Gardner asks if there were any plans for invasive management or revegetation? Yes, revegetated northeast of wet meadow. Most is lawn presently. Fence runs well beyond perimeter.

Joanne Griffin, 22 Fisher Street, is on the back side. A fair amount of plantings will be in that slope. Her property is uphill to this property. Woody area that will not be encroaching on her property and no work is proposed in her area. She's concerned with water. She won't see anything, pipes are buried. Concerned with shaking during demolition. It's standard construction and she shouldn't hear much. Modular homes are proposed. Mike Downey asked if any asbestos, hot spots? No, clean and sandy.

Will wait for BOH and DPW's final comments and plans.

Mr. Gardner asked for a Motion to continue to 3/5/20, Jeff Richards moved, MK Schneeweis seconded, all in favor 6-0.

Dog Park Rules

Mr. Gardner asked for a motion to vote next meeting, 3/5/20, George Bain moved, Mike Downey seconded, all in favor 6-0.

Marianne Iarossi gave update on trees to be removed in Town Forest for water line. She will email Art to salvage any trees removed.

Mike Downey, suggested donating the wood. There are volunteers (Oak Street Gravel Pit for one) that cut wood, maybe 20 cords, and provide to families that can't afford to heat their homes.

Meeting adjourned 9:00 pm