

Natick Conservation Commission
March 2, 2023

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

Certificate of Compliance – DEP File #233-857 – 80-84 Eliot Street

Claire Rundelli reviewed the project as a tear down and the reconstruction of a single family home permitted in 2021. The back yard is 95% stabilized; five blueberry bushes were planted along the edge and the one crab apple tree removed was replaced with a red maple and a flowering dogwood tree.

A few minor items that were not originally proposed but installed include a paver walkway at the front of the house leading from driveway to front door, a paver walkway leading from the driveway to side garage door was also constructed, and a support post for the raised balcony. Front walkway is exempt due to distance.

There are minor erosion tracks off the driveway. Claire recommended stone velocity dissipater along the driveway. A full reseed will be done in the spring. Susan McArthur, representative, stated the erosion control barrier is still in place and will remain until the site is reseeded and growing. The engineer has certified compliance.

Matt Gardner asked for a motion to issue a Certificate of Compliance, David Howe moved, Chris Stillman seconded, all in favor 5-0.

Notice of Intent continuation – DEP File #233-XXX – Memorial Beach

Matt Gardner read the public hearing notice. DEP has not issued a file number yet, so we cannot close the hearing. Claire gave an update. She spoke with the sub-contractor, who will be on standby if the beams snap when they are being removed. Philip Chasse has a full dive set up which is fully mobile in a trailer, which can back down the track matting proposed to be installed. A single diver will use a magazine torch with minimal disturbance.

David Howe recommends the diver dig down a minimum of 10 inches below bottom of pond if the beam(s) have to be cut.

They will use a crane with straps on track mats to pull out the beams. They do not anticipate any problem removing them. Wattles will be in place regardless of cutting.

David Howe asked that the turbidity curtain remain in place until the siltation settles. Claire will add it to the conditions. Also, the applicant is required to notify the Commission if the beams snap during removal.

Mr. Gardner asked for a motion to continue to March 16th, David Howe moved, Jeff Richards seconded, all in favor 5-0.

Request for Determination continuation – 8 Crest Road

No word from DCR as of yet. Claire will continue to reach out to them.

Mr. Gardner asked for a motion to continue to March 16th, Chris Stillman moved, David Howe seconded, all in favor 5-0.

Invoices

Beaver Solutions \$630 – annual maintenance for two installations.

Mr. Gardner asked for a motion to reimburse Beaver Solutions \$630.00 from the Trails Maintenance fund, Mike Downey moved, David Howe seconded, all in favor 5-0.

MACC

David Howe attending a training course.

Mr. Gardner asked for a motion to reimburse MACC \$55.00 from the Wetlands Account, Mike Downey moved, Jeff Richards seconded, all in favor 5-0.

Minutes

December 19th – Beaver Meeting

Mr. Gardner asked for a motion to accept December 19th minutes, Mike Downey moved, David Howe seconded, all in favor 5-0.

February 2nd

Mr. Gardner asked for a motion to accept February 2nd minutes, Chris Stillman moved, David Howe seconded, all in favor 5-0.

General Business

Stormwater Bylaw Update

Claire Rundelli reviewed the updated Stormwater Bylaw with the Commission. It will be presented to the Finance Committee as well prior to Town Meeting.

There are no changes that will greatly affect applicants, and the intention of the update is to streamline the permitting process and provide clarification on certain points. The Land Disturbance definition has been updated to give more clarity.

The demolition of structures was more clearly called out as qualifying as land disturbance in the applicability section. Language requiring review and approval of field changes to a project was also clarified.

The largest change is the addition of a new permitting category, Administrative Approval Permit. This is in order to streamline the permit process. Now any single-family home project involving new development or full redevelopment is expected to provide stormwater management for the volume of 1 inch off the proposed impervious area. Systems and O&M plans should be documented

on the plans submitted for the building permit application, and Claire will be added to the review workflow for these applications.

Matt Gardner asked if a contractor is leaving up just a wall, but pretty much rebuilding or doing major renovations, should we still request a stormwater permit? Claire feels that type of work would still fall under a minor permit, but may not be included in the administrative approval category. Matt just wants to make sure there no large projects that slip through the cracks; not to add extra work, but to insure compliance.

Mike Downey feels moving large piles of soil should be addressed for projects that don't meet these thresholds. Claire agreed and stated she would discuss with the Building Dept. where the most appropriate place for that policy should go.

The thresholds for area of land disturbance for both major and minor are not changing. For minor permits, the threshold for soil movement is proposed to move from 100 cubic yards to 250 cubic yards at the minimum, and from 750 c.y. to 999 c.y. on the high end. For major permits, the threshold for soil movement is proposed to move from 750 c.y. to 1000 c.y..

Matt Gardner asked do we need to develop a topographic disturbance threshold? New construction can cause flowing downhill in new directions. Chris Stillman stated GIS would have models. Could the property be graded in relation to their neighbor's houses. Matt would like to see a judgement call at the Commission's discretion when it comes to what category a permit falls under. Claire can determine if it is a problematic site. Matt does not want people on the receiving end to have their property impacted. Claire will check with staff and Town Counsel, Karis North.

Claire discussed with Town Engineer, Bill McDowell, who asked to extend the review timeline from 10 to 15 days.

Mike Downey asked is there a permitting process if they change the plan? If they change, the process requires review and approval of all changes either as a minor plan change or amended permit.

Matt Gardner agreed that from a policy standpoint, the moment applicant deviates from plan, we can use the enforcement mechanism – a formal legal cease and desist. Remaining changes to the language are mainly related to incorporating the new Administrative Approval Permit into the rest of the bylaw language.

The last change is more clear allowance for the Commission to require a peer reviewer be brought on board. The language here was adapted from the Wetlands Protection Act. No questions with upgrade and clarification.

Claire will present to the Finance Committee. There have been 98 Stormwater Permits issued since the current bylaw was put in place.

Endorsement of Article 20 Spring Town Meeting – Community Preservation Committee Bylaw

The town has to put a committee in place to use the CPA funding. Claire is looking for Commission to endorse this article, since they are required to have a representative on the committee.

Mr. Gardner asked for a motion to endorse this warrant article, Jeff Richards moved, Chris Stillman seconded, all in favor 5-0.

MACC Annual Environmental Conference

Claire reminded Commission to let her know if anyone is interested in attending. The courses are all virtual.

Chris Stillman is interested in fundamentals 201. Claire teaches that course on Tuesday.

Beavers

The beaver dam breach in course brook is on hold until water testing results are back from MWRA following a potential material leak from the discontinued Sudbury aqueduct pipe in Sherborn.

The water levels in Jennings pond is the same.

Community Project Funding Requests

The Town has submitted several project ideas to Rep. Clark's office for funding including the a trail in the Golden Triangle area, legal legwork to determine feasibility of extending the Sudbury Aqueduct trail to the Sherborn town line, and touching up designs and installing improvements to

South Natick Dam

Claire informed Commission there are three citizen petition articles on the Spring Town Meeting warrant related to repairing the dam. Claire said the dam will be inspected in April.

Meeting adjourned at 8:15.