



TOWN OF NATICK MEETING NOTICE

IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, §§ 18-25

NATICK CONSERVATION COMMISSION

HYBRID MEETING

Tuesday, August 1, 2023
7:00pm

With a quorum present, the meeting opened with Matt Gardner presiding as Chair.

Members Present: Jeffrey Richards, Michael Downey, Christopher Stillman, David Howe

Members Absent: Douglas Shepard, George Bain

Staff Present: Claire Rundelli

Public Hearings

Major Stormwater Permit (cont'd) – 50 Pleasant Street

Conservation Agent notes

- o **Proposed project:** Construction of a 5 unit town house development with associated driveways, under building parking, grading, hardscaping, landscaping and stormwater management.
- o **Land disturbance area:** 60,333 SF
- o **Amount of soil to be added/redistributed/exported:** 3500 cy
- o There is no wetlands jurisdiction on the site.
- o A small portion of the site does fall within the Aquifer Protection District.
- o The proposed project involves an increase of impervious area of 22,780 square feet.
- o The existing house is proposed to be raised and shifted to maintain the historic structure, as the existing house falls within the jurisdiction of the Historical Commission.
- o The proposed project will require a NPDES General Permit and a SWPPP has been developed and submitted.
- o The overall stormwater system appears to meet all requirements of the bylaw and regulations with significant (over 50%) reductions in runoff for the total site for the 2, 10, and 25-year storm events, and a ~29% reduction for the 100-year storm.
- o The following changes have been made to address staff (Conservation and Engineering) comments.
 - o Erosion control has been updated to include super silt fence as requested. Construction entrance details have also been flushed out.
 - o Staging and stockpile areas have been added to the proposed plans on sheet C2.
 - o Infiltration system 3 has been added to all appropriate plan sheets.
 - o The owner has confirmed an HOA will be formed for the units on site.
 - o Project engineer has clarified a curb is proposed along the driveway off of Pleasant Street to direct water to the catch basin structures.
 - o A stormceptor water quality unit has been added to treat runoff entering Infiltration System 2.
- o A revised planting plan was submitted but still does not meet the 75% native requirement under the bylaw.
 - o Only 64% of the species proposed are native or non-invasive cultivars.

- The flowering plum and cherry are still listed, which are my primary concern as both of those species are very aggressive growers and tend to escape their cultivated area and impact surrounding ecosystems. The native plum and cherry species also produce beautiful foliage and do not have the same growth tendencies which make them much more appropriate
- The Planning Board is looking for a recommendation from the Conservation Commission regarding the need for an Aquifer Protection District (APD) Special Permit. Below is a map showing the APD area on the lot, which is fairly minimal. Staff feel that the proposed stormwater system provides sufficient reductions that all recharge concerns that would be addressed under an APD Special Permit have already been addressed through this application and that an additional permit under the APD zoning bylaw is not necessary. Staff will ensure that the Planning Board has a copy of any draft permit conditions for review should there be any additional language they would like to see in the Stormwater Permit to ensure any requirements placed by an APD Special Permit are included in the Stormwater Permit.
- Some recommended conditions for permit are below.
 - Because of the level of earth work required for the project, a stormwater/environmental monitor be hired for the course of construction to ensure erosion controls and site management complies with the stormwater regulations.
 - Operation and Maintenance Plan for stormwater systems shall be included in the HOA covenant documents. A copy of the HOA covenant including the Operations and Maintenance Plan must be received prior to the close out of the Stormwater Permit.
- The Engineering Division has not provided any additional comments, but staff will be confirming this afternoon at the weekly stormwater review meeting.
- The Planning Board decision for the Application for Special Permit for Historic Preservation for this project is currently under appeal by the neighbors. Staff want to make it clear to all parties that a successful appeal or any significant changes to the site design required by future Planning Board decisions that impact the design, sizing, or location of the stormwater management system may require an amended Stormwater Permit. The amendment process requires re-notifying abutters and reopening a public hearing.

Presentation and Discussion

- Matt Gardner opened the meeting.
- The Commission recapped the site visit that occurred on 7/26/23. The Commission did not have any substantial questions that resulted from the site visit.
- Brian Nelson (MetroWest Engineering) stated that he will be addressing the Engineering Division comment regarding the 3rd catch basin on site being substituted with a Stormceptor unit for water quality.
- Matt asked Brian about the potential for a berm. Brian has added a berm/swale to the plans to ensure all runoff is contained.
- Claire noted that there are still some outstanding issues with the planting plan. If the plum and cherry species are swapped for the native varieties, they will be meeting the 75% requirement.
- The Commission discussed whether they felt an Aquifer Protection District Special Permit from the Planning Board should be required given the system proposed under the Stormwater Management and Erosion Control Bylaw. The Commission determined they felt it would be unnecessary and no additional benefits would result. The Commission authorized Claire to draft a letter to the Planning Board with their recommendation, for Matt's signature.
- Chris asked about the manhole along Pleasant St that was identified on the site visit. Brian felt it was an old electrical vault. None of the Town records show it as being sewer/water/stormwater.

- Abutter Comments
 - Jean Egerhei (12 St. Thomas Ave) – has concerns about the size of the development and the amount of green space lost. She does not feel like it fits in the neighborhood.
 - John McConville (9 St. Thomas Ave) – asked the Commission if they had looked at the erosion on St. Thomas he mentioned at the last meeting.
 - The Commission responded that they viewed the erosion but it appears to be primarily a problem resulting from runoff on Pleasant St. rather than this lot.
 - He reminded the Commission that his septic system is right near the property line.
 - The Commission did not anticipate any impacts as no excavating is proposed within the setbacks.
- The Commission discussed closing the public hearing while awaiting the final revised materials and reviewing conditions at the next meeting for issuance.
- Matt asked for a motion to close the public hearing, Chris motioned, and Jeff seconded, 5:0:0.

General Business Discussion

- Community & Economic Development Department Other Updates – Claire
 - Claire provided an update on the beaver deceiver at Town Forest.
 - Claire provided an update on the grants she is currently working on,
 - Claire asked when the Commission would like to get a presentation from Bio4Climate about the Tiny Forest. The Commission asked for the presentation at their 9/7/23 meeting.

David Howe left at 8:30pm.

Adjourn – Vote to adjourn at 8:37pm, Chris moved, Jeff seconded, 4:0:0.

The Conservation Commission reserves the right to consider items on the agenda out of order. Any times that may be listed on the agenda are estimates provided for informational purposes only. Agenda items may be taken up earlier or later than the stated time. Meeting materials are available here:

<https://drive.google.com/drive/folders/1MYpqw7eDKeSzp2R0um0HirYGeFmTFPIA>