

Department of Planning and Community Development

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Mayor Joseph C. Sullivan

Braintree Conservation Commission

Patrick Flynn, Chair
Donald Murphy, Vice-Chair
Diane Francis
Matthew Hobin
Daniel J. McMorrow, Jr.
Gail Poliner-Feldman
Alan Weinberg

Staff Kelly Phelan

CONSERVATION COMMISSION MEETING MINUTES THURSDAY, AUGUST 9, 2012

APPROVED

Present: Patrick Flynn, Chair
Diane Francis
Gus Murphy
Alan Weinberg

Absent: Matthew Hobin
Daniel J. McMorrow, Jr.

Kelly Phelan, Staff

Public Hearings

Notice of Intent

8-616 79 Shepard Rd./Connolly

Staff said the Connolly's are still in the process of revising their plan to comply with Zoning Bylaw requirements for floodplain and recommending continuing the hearing to the September 13th meeting.

Motion by Mr. Weinberg, second by Mr. Murphy, to continue the hearing to the September 13th meeting. Vote: 4-0.

Notice of Intent

8-617 20 Pond St./MSMM LLC

Robert Ingram, wetland scientist, was present with the project team: Ron Marshall, attorney for F.X. Messina; Jen Turcotte, engineer; Carl Johnson, attorney; and Rob St. John of F.X. Messina.

Mr. Ingram explained the project is located on the corner of Pond St. and Washington St. and is next to the South Congregational Church. The building was a nursing home. The site drops off to the back toward the Monaquot River. Mr. Ingram delineated the wetlands at the toe of the slope. The slope is

fill from the distant past. He also flagged the river to define the lower edge of the riverfront area. He pointed out the 200 foot riverfront area and the 100 foot buffer on the site plans.

Ms. Turcotte said they plan to demolish the rear portion of the building and renovate the front portion into 27 apartments. They will also make improvements to the existing drainage system, make grading modifications and landscaping improvements.

Ms. Turcotte said they had done test pits the day before and will include them on the revised plan set. They dug two test pits. One to a depth of 10.5 feet and one to a depth of 12 feet. There were about 36 inches of fill visible in the pits, underneath the fill was native, sandy material. Based on these findings they can increase the infiltration on the site.

Ms. Turcotte said they learned that the leaching basins in the courtyard actually tie into the drainage in Pond St. They will revise the drainage calculations to reflect this. They plan to accept roof runoff from the roof drains in catch basins in the courtyard and will put in another catch basin. These will be routed to a stormceptor to remove total suspended solids (TSS) before infiltration. In large storm events the infiltrators will overflow to the river through the existing drain pipe. They will cut and cap the pipe to Pond St.

Mr. Flynn asked where the roof runoff would go. Ms. Turcotte said it would go to the infiltration system and they will increase the size of it.

Ms. Francis asked how the resource areas would be protected during the demolition of the building. Ms. Turcotte said that they will install silt sacks in the existing catch basins as well as haybales and silt fence around the perimeter of the parking lot. They will apply for a demo permit and move forward with drainage installation. Once the new drainage is installed, silt sacks will be put in those structures as well. Then they will rough grade the parking lot, pave the parking lot and remove the silt sacks.

Mr. Weinberg asked if there is a guardrail at the top of the slope. Ms. Turcotte said yes.

Mr. Weinberg asked about landscaping. Ms. Turcotte said there will be more landscaping and less impervious area under the proposed plan. They will be removing the front entrance and landscaping that area and also landscaping along the retaining wall and courtyard area.

Mr. Flynn asked if they had seen the staff comments and questions about drainage areas and the need to revise calculations. Ms. Turcotte said they will be revising the drainage calculations.

Mr. Flynn asked if the recharge calculation has been revised. Ms. Turcotte said they will include all of the impervious area rather than just one drainage area.

Mr. Flynn pointed out the need for a stand-alone O&M plan. Ms. Turcotte said they will provide that.

Staff said the project concept was good and would overall lead to an improvement for stormwater and but that the plans and calculations need to be revised and clarified.

Mr. Flynn asked for public comment. There was none.

Motion by Mr. Weinberg, second by Mr. Murphy, to continue the hearing to the September 13th meeting. Vote: 4-0.

Other Business

Plan Reference – Determination of Applicability for 2-10 Commercial St.

Brian Donahue, principal of Donahue Architects, was present. He apologized for missing the two hearings on the project which led to the need for this clarification. He said the plan presented by BSC Group at the June 21 hearing showed the existing stone piers under the building as remaining but they will actually be removed during construction of the new interior support wall. He also said that the granite header shown over the culvert as remaining is actually under the sidewalk and they have no intention of disturbing it.

Mr. Donahue presented a revised set of plans by BSC Group which do not show the stone piers as remaining. Nor does the detail show the granite header over the culvert. He also said there was a question about the structural stamping the revised plans and that can be done if the Commission would like. Mr. Flynn said he would like the plans to be stamped by the structural engineer. The other members agreed.

Staff said the question of piers became an issue because of the concern about excavation along the channel and the potential for the existing embankment to collapse into the channel. Mr. Donahue said the width of the channel is 10 feet and the new interior support wall will be 5 feet outside of the channel. The will control the excavation and reform the embankment if necessary.

Staff said she will keep a close eye on construction.

Motion by Mr. Weinberg, second by Mr. Murphy, to accept the revised plans by BSC Group, specifically the site plan with a revised date of July 31, 2012 and the detail sheet with a revised date of July 11, 2012. Vote: 4-0.

Acceptance of Deed – Cliff Rd. Land Donation

Staff said the Town received the deed for the Cliff Rd. land donation. The Commission voted to accept the land last August but needed the donor to have her attorney draft the deed. The Town Solicitor reviewed the deed.

Motion by Mr. Weinberg, second by Ms. Francis, to accept the deed for the Cliff Rd. land identified on Assessors Map 3021 as Plots 87 and 88. Vote: 4-0.

**Request for Certificate of Compliance
8-237/238 Sun Valley Estates**

Staff explained that this Order originally covered land which was later divided into three lots and covered under another Order of Conditions (8-518). The Commission issued the Certificate of Compliance for 8-518 at the previous meeting and when the attorney went to record the Certificate, he discovered that the titles to the three lots also reference 8-237/238. The four lots covered under 8-237/238 each received partial Certificates of Compliance.

Staff recommended the Commission issue the Certificate of Compliance for 8-237/238.

Mr. Weinberg asked if there were surviving conditions. Staff said that there were not and that there is a complete O&M Plan for the whole development under the most recent Order for work on the common driveway (8-606).

Motion by Ms. Francis, second by Mr. Weinberg, to issue the Certificate of Compliance for 8-237/238 Sun Valley Estates. Vote: 4-0.

Approval of Minutes

No action taken on the July 12th minutes.

Adjourn

Motion by Ms. Francis, second by Mr. McMorrow, to adjourn the meeting at 7:45 pm. Vote: 4-0.