



Mayor  
Charles C. Kokoros

**Department of Planning and Community Development**

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**CONSERVATION COMMISSION**

Christopher Hayward, Chair  
Peter Williams, Vice Chair  
Heather Charles Lis, Member  
Diane Francis, Member  
Giles Parker, Member  
Hung Pham, Member

**APPROVED**

**CONSERVATION COMMISSION MINUTES  
FEBRUARY 2, 2023 MEETING (7PM)  
JOHNSON CHAMBERS**

Present: Heather Charles Lis, Christopher Hayward, Giles Parker, Hung Pham, Peter Williams and Kelly Phelan, Conservation Planner

Absent: Diane Francis

**PUBLIC HEARINGS**

**Notice of Intent DEP File #8-714 73 and 85 Kelley Dr., 0 Graziano Dr./Lin\***

Jim Burke, project engineer from DeCelle-Burke-Sala was present. Mr. Burke said that it took several months for the two adjacent parcels to be acquired by the applicant. They recently closed on the parcels and he provided the deed to Ms. Phelan. The combined land area is approximately 51,490 sq. ft. There is Bordering Vegetated Wetland as well as floodplain at elevation 104.3 feet (NAVD 88). They propose to remove an existing shed and an area of pavement, so the proposed 1200 sq. ft. addition will increase impervious area by only 260 sq. ft. They propose to direct roof runoff from the existing and proposed garage to a 4-foot wide by 60-foot long infiltration trench. They assume high groundwater at the elevation of the wetland (103 feet). The existing leaching pit will be abandoned. They also propose planting native trees and shrubs in an area adjacent to the wetland which is currently lawn, to restore buffer zone.

Ms. Charles Lis asked if the infiltration trench could be shifted out of the 25-foot buffer zone. Mr. Burke agreed.

Mr. Parker requested that the O&M Plan be updated to reference not only the current owner but also successors.

Mr. Pham asked if the driveway could be regraded so that runoff would be managed on site. Mr. Burke said the driveway flows to the drainage system in the street. He said it would take additional infrastructure and they try to minimize this for homeowners.

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

Mr. Hayward noted that staff had prepared draft conditions. Ms. Phelan noted an edit was needed on draft condition #32 to include reference to a cut sheet which shows inspection ports on the proposed infiltration trench. Ms. Charles Lis requested that moving the infiltration trench out of the 25-foot buffer zone be added to the

condition. Ms. Phelan also proposed editing condition #33 to include updating the O&M to include successors as well as the current owner.

Motion: by Ms. Charles Lis to issue the Order of Conditions as drafted and modified.

Second: by Mr. Williams.

Vote: In favor: 5, Opposed: 0, Abstained: 0.

Motion: by Ms. Charles Lis to close the public hearing for 8-714.

Second: by Mr. Williams.

Vote: In favor: 5, Opposed: 0, Abstained: 0.

### **Notice of Intent DEP File #8-715 250 Granite St./Global Montello Group Corp.**

Garrett Piccirillo, project engineer, was present. Mr. Piccirillo said that they revised the plans earlier in the week and presented the latest changes. The project includes a new fuel dispenser and new underground storage tank at the existing Mobil Gas Station. They revised the plan to show the extent of full depth repaving and mill and overlay. They also include landscaping around the pylon sign. They had originally proposed to keep the two existing catch basins and outfalls in place but now propose to regrade this area. They will add a new oil/water separator to one of the existing outlets and add rip rap at the outfall. The other outfall will be abandoned and plugged. He said they updated the O&M Plan to include litter removal from the bank and maintenance of the oil/water separator.

Mr. Pham asked about the site grading and possibility of providing treatment for the area of the site which drains toward the South Shore Plaza access road. He said the site is a LHUPPL and should contain as much runoff as possible. Mr. Hayward said they are proposing an improvement with the addition of the oil/water separator and that it would be asking a lot to regrade the entire site given the scope of the project. Ms. Charles Lis said that in her opinion, they are doing the maximum extent practicable for the scope of the project. Mr. Williams noted the location for the fill valve for the tanks and said any spill in that area would drain to the oil/water separator.

Mr. Pham asked if they would have an LSP on site. Mr. Piccirillo said they are not required to.

Ms. Charles Lis thanked the applicant for addressing comments raised at the last hearing.

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

Motion: by Mr. William to continue the hearing to the March 2<sup>nd</sup> meeting for draft conditions.

Second: by Mr. Parker.

Vote: In favor: 4 (Charles Lis, Hayward, Parker, Williams), Opposed: 0, Abstained: 1(Pham).

### **Request for Determination of Applicability 40 Jensen Farm Rd./Zhuo**

Ms. Charles Lis noted that, since she had missed the January hearing on this project, she listened to the audio recording of it, so as to be eligible to vote on the project .

Peter (Min Cun) Zhuo was present. He said he had a fence company look at the property and they can avoid the trees near the wetland. He now only wishes to remove the three trees on the side of the house between #30 and #40 Jensen Farm Rd. Mr. Hayward said that based on the photo of those trees, they did not look to be healthy and suggested that, in this case, replacement was not necessary.

Mr. Zhuo asked who maintains the area around the wetland by removing leaves or branches. Mr. Hayward said that the area is to be left as it is, in a natural condition. Ms. Charles Lis said that leaves on the ground are beneficial for soil and habitat. Mr. Zhuo said he is concerned about mosquitoes. Ms. Charles Lis said that Norfolk County Mosquito Control sprays for mosquitoes and suggested he check their website.

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

Motion: by Mr. William to issue a negative Determination of Applicability with conditions: three trees may be removed from the side of the house, no other trees may be removed and the fence location shall be staked for staff review at least two weeks prior to fence installation.

Second: by Ms. Charles Lis.

Vote: In favor: 4 (Charles Lis, Hayward, Pham, Williams), Opposed:0, Abstained:1(Parker).

Motion: by Mr. William to close the hearing.

Second: by Ms. Charles Lis.

Vote: In favor: 4 (Charles Lis, Hayward, Pham, Williams), Opposed:0, Abstained:1(Parker).

### **Request for Amended Order of Conditions DEP File# 8-687 75 Harness Lane and Jensen Farm Rd./ADP Holdings LLC**

Chi Man, project engineer, was present. Mr. Man said the project was previously approved and they propose changing the footprint of the house and adding a pool and retaining wall. Mr. Man noted that Ms. Phelan had raised questions in her staff report about the grading and planting. He said the grade is higher because they need to run utilities down the driveway and need cover over the proposed culvert. He said the house is less diagonal and outside of the 50-foot buffer zone. They provided inventory of trees to be removed and replanting plan. He said they would work with Ms. Phelan on the replanting. For stormwater management they propose underground galleys to infiltrate one-inch of runoff over the impervious area. Walkways will have pervious pavers.

Mr. Hayward said the scale of the change seems to be too much for an amendment. He feels that a new Notice of Intent is required. Ms. Charles Lis asked if the wetland impact had changed. Mr. Man said that it had not. Mr. Williams said there is more fill in the 25-foot buffer zone. Ms. Charles Lis asked if the utilities were included in the original proposal. Mr. Man said the design came from Kelly Engineering Group. Mr. Parker said that, based on the minutes from the original proposal, the discussion was mainly about vegetation. Ms. Charles Lis agreed that a new Notice of Intent was appropriate.

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

Motion: by Mr. William to deny the request for an amended Order of Conditions.

Second: by Mr. Parker.

Vote: In favor: 5, Opposed: 0, Abstained:1.

### **OTHER BUSINESS**

#### **Staff or Commission Updates**

Middle St. Trail Sign- Ms. Phelan provided a draft sign for the new Middle St. Trail for the Commission's feedback. Suggestions included adding an address so it can be searched for directions, add year trail created and land acquired, note that Monatikquot is "Braintree's river" and ask ADA Coordinator for suggestion on language.

Conservation Ranger - Ms. Phelan said they filled the new 6 hour per week ranger position.

## **Approval of Minutes – December 1, 2022 and January 5, 2023**

Ms. Charles Lis and Mr. Parker noted a few corrections to the December minutes.

Motion: by Mr. Williams to approve the December 1, 2022 minutes as amended.

Second: by Mr. Parker.

Vote: In favor: 4 (Charles Lis, Hayward, Parker, Williams), Opposed:0, Abstained: 1(Pham)

Motion: by Mr. Williams to approve the January 5, 2023 minutes.

Second: by Mr. Pham.

Vote: In favor: 4 (Hayward, Parker, Pham, Williams), Opposed: 0, Abstained: 1(Charles Lis)

## **Adjourn**

Motion: by Mr. Williams to adjourn at 8:40 PM.

Second: by Mr. Parker.

Vote: In favor: 5, Opposed:0, Abstained: 0.

\*continued from January 5th meeting