



CONSERVATION COMMISSION
Pequitside Farm, 79 Pleasant Street
Canton, MA 02021 - (781) 821-5035
February 27, 2019 @ 7:00 P.M.
Wednesday
MINUTES

Attendance: Joshua Cohen- Chairman, Kevin Colmey Vice-Chairman, Paul Degnan – Clerk,
Elizabeth Sugameli

Absent: Robert MacDonald, Melissa Mayer, Gerald Carmichael

Conservation Agent: Regen Milani

Recording Secretary: Heather Cahill

Complete hearings are recorded and available on Canton Community Television.

7:00 P.M.

Chairman Cohen called hearing to order at 7:00 PM.

Minutes:

February 13, 2019

Motion Made by Paul Degnan vote to accept February 13, 2019 minutes as written.

Seconded by Kevin Colmey

Vote:4-0

WETLAND HEARINGS:

Request for Minor Modification 738 Turnpike Street (SMP – 163-17) Joseph McCarthy (Map 90, Lot 2).

Request for Minor Modification to the Stormwater permit for the expansion a commercial building and parking lot. for the demolition, of an existing commercial building, construction of a proposed larger commercial building and expansion of an existing parking lot including grading, utilities, and installation of a stormwater management system, within the 100' Buffer Zone of a Bordering Vegetated Wetland.

Agent Milani -

Applicant requested a continuation to March 13, 2019.

Motion Made by Paul Degnan vote to continue to March 13, 2019.

Seconded By Elizabeth Sugameli.

Vote: 4-0

Stormwater Notice of Intent and Land Disturbance Application (SMP- 180-19 & LDP 288-19) Patricia Cohen. 2 Randolph Street (Map 63 Lot 3). For proposed plans to construct a single-family home including grading, utilities and installation of a stormwater management system. (Continued from 1/23/19, 2/13/19)
Continued to March 27, 2019- No Action required.

Motion made by at a previous meeting to continue to 3/27/19. No action.

Wetland/Stormwater Notice of Intent and Land Disturbance Application (DEP 124-1218, LDP-284-18) Springdale Gardens. 41 Plymouth Street (Map 26, Parcel 83). For the removal of an existing dwelling and construction of multi-family units including parking, grading, utilities and installation of a stormwater management system within 200' Riverfront Area of the East Branch of the Neponset River. (Continued from 11/14/18, 11/28/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19)

Donald McNeice Applicant and representative Arthur Borden of Borden Associates presented the following:

- Removing the existing multi-family building and proposing the construction a three multi-family units, 12,300 square feet of disturbance in outer riparian of the Canton River with wetlands at the rear.



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- Proposing 2 to 1 mitigation area per redevelopment in Riverfront regulations; revised plans dated 2-20-19, presented the mitigation planting plan prepared by wetland scientist Deb Anderson.
- Variance request for work in the 30' No Build Buffer Zone; the mitigation area will take up most of the 30 foot zone around the delineated Bordering Vegetated Wetlands which will enhance the site as this area is currently lawn. A farmer's wall will demarcate the 30' No Build/mitigation area. There will be a sign, provided by the Conservation Commission, indicating that this area is not to be disturbed.
- Erosion Control to be installed prior to and during construction along wetland line and also outside the 30' No Build, erosion control to be inspected and approved prior to the start of construction.
- Pervious paver driveway and Cultec stormwater management system to be installed to infiltrate roof and driveway run-off. Existing site doesn't have any stormwater management, proposed improvements will decrease run-off from site.

Commissioner Sugameli –

Asking Mr. McNeice is the building contaminated?

Abutter Ed Keselman interrupted and explained the building maybe contaminated.

Chairman Cohen –

Directed the question to Mr. McNeice

Mr. McNeice –doesn't believe building is considered contaminated.

Abutters –

Ed Keselman

39 Wall Street

Explained he called BOH regarding his concerns of mold in the existing building. Mr. Keselman also distributed information regarding a previous decision made by the Conservation Commission regarding this property.

Chairman Cohen –

Explained to Mr. Keselman the proposed project is separate and different than the project that denied and appealed in 2013.

Kevin Ashubaker

44 Wall Street

Concerned with work in the 30' No Build Zone, depth of the water table and where will the overflow go during a large storm?



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Arthur Borden – requested a variance for work in the 30' No Build Zone, water table at 82.7 and 5 ½ at the rear of proposed three unit multi-family project. Proposed system is oversized for what is required by local law.

Agent Milani reiterated that currently there is no stormwater management on-site and that this project would add stormwater management to the site. During a large, rare storm event any additional water that was not able to be contained by the underground units would go overland which is where 100% of the water is going during all storm events on site now.

Andrew Poyant, DEP Circuit Rider Southeast Region –

Mr. Poyant explained that the proposed project is under (4) four units and is therefore exempt from the MASS DEP stormwater regulations. The proposed project is applicable under the Town of Canton Stormwater Bylaw only Mr. Poyant further explained that his role is to assist the Commission should there be questions or concerns related to the Wetland Protection Act and regulations.

Agent Milani –

Strongpoint Engineering did a peer review of the stormwater calculations, the report was provided to Mr. Borden and revised plans need to be submitted to Conservation. Agent Milani recommended a continuation to March 13, 2019 to allow for Borden & Associates to respond to the review.

Motion Made by Paul Degnan vote to continue 41 Plymouth Street, DEP File# 124-1218 to 3/13/19.

Seconded by Elizabeth Sugameli

Vote: 4-0

35 Larkin Court Lot 6 [SMP-096-14 & LDP-174-14] (formerly 1159-1183 Washington St.)

Request for Minor Modification for the construction of a new single family house.

Dave Johnson of Norwood Engineering presented the following:

- Proposed increased stormwater management system, installing a 12 chamber Cultec 330XL system.
- Construction of a 3,300 square foot single family home with 1, 981 square feet of walkways, patio and driveway for a total of 5,281 square feet. Conservation Commission approved the construction of a 1,696 square feet single family home and garage.
- Erosion control to be installed, inspected, and approved by Agent Milani prior to the start of construction.
- Requesting minor modification for the increase of 3,585 square foot of a single family home with driveway, walkway and patio.

Motion Made by Paul Degnan vote to issue a Minor Modification for 35 Larkin Ct, as shown in the plan that was provided.



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Seconded by Elizabeth Sugameli

Vote: 4-0

REQUEST FOR PARTIAL/FULL CERTIFICATE OF COMPLIANCE

110 Pleasant Street

Ronen Drory

DEP 124-1160, LDP-212-16

FULL

Map 44, Lot 35

The redevelopment to an existing dwelling, including proposed construction of an addition with porch, garage and extension of existing driveway within the 100' Buffer Zone of Bordering Vegetated Wetland, 100' of the Bank of Reservoir Pond and the 200' Riverfront Area of Pequid Brook

Motion Made by Paul Degnan vote to Issue a full Certificate of Compliance for DEP File# 124-1160 and LDP-212-16 for 110 Pleasant Street.

Seconded by Elizabeth Sugameli

Vote: 4-0

OLD BUSINESS

Update on 1095 Randolph

Agent Milani –

Agent Milani and Andrew Poyant, Mass DEP Circuit Rider visited 1095 Randolph Street at her request. She asked Mr. Poyant to be at the meeting tonight to address both the abutter concerns regarding 41 Plymouth and also speak to the fill of wetlands at 1095 Randolph Street.

Mr. Poyant –

Mr. Poyant explained to the Commission that per the Wetlands Protection Act and Regulations the Commission can only permit up to 5,000 s.f. of loss of Bordering Vegetated Wetland, and that requires replication of wetland at a one to one ratio. He expressed to the Commission that he can't direct the Commission on how to proceed, Mr. Poyant's role is to explain to the Commission what is allowed under the Wetland Protection Act.

Agent Milani –

1095 Randolph will be discussed in Executive Session at the March 13, 2019 meeting.

NEW BUSINESS

7 Shore Dr. DEP File 124-1164 Requesting a one- year extension.

Agent Milani –



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Needs additional work to come into compliance with permit- stormwater systems need to be exposed and inspection ports brought to grade. Motions to issue a one-year extension for DEP file #124-1164.
Motion Made by Paul Degnan vote to issue a one year extension for 7 Shore Drive DEP file 124-1164.

Seconded by Elizabeth Sugameli

Vote: 4-0

Social Media –

Agent Milani spoke with Louis Jutras of the MIS department regarding the Commission's interest in using social media, in particular Facebook, to educate the public. Mr. Jutras explained the town has engaged a consultant to review "citizen engagement" on a town-wide basis. At this time no new social media accounts are allowed at the town-level. Jutras is aware of our request and will ask if Instagram is under this umbrella.

Arborists – how reach out about letting them about the limitations of working within wetlands buffer zones. Elizabeth Sugameli recommended contacting Laura Smead, Town Planner she might be able to assist Conservation as she posted on social media.

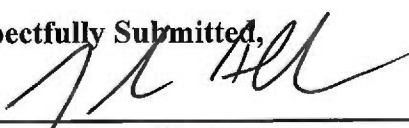
ADJOURNMENT –

Motion Made by Paul Degnan vote to adjourn February 27, 2019 hearing at 7:35 PM.

Seconded by Elizabeth Sugameli

Vote: 4-0

Respectfully Submitted,



Joshua Cohen, Chairman
Conservation Commission

ORIGINAL

3/13/19

Date