



Mayor
Charles C. Kokoros

Department of Planning and Community Development

Melissa M. SantucciRozzi, Director
1 JFK Memorial Drive
Braintree, Massachusetts 02184
msantucci@braintreema.gov
Phone: 781-794-8234

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 MARCH 2, 2023 MEETING (7PM) JOHNSON CHAMBERS

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

Absent: Hung Pham

PUBLIC HEARINGS

Request for Determination of Applicability 38 Stonewood Lane/DaSilva

Jose DaSilva was present. Mr. DaSilva said he does not speak English well. Ms. Phelan said that Mr. DaSilva proposed building a 12' x 20' garage, an 8' x 10' driveway extension to the garage and a patio area. She said there is an existing drainage pipe through the property. The Town's Stormwater Division had requested the garage be a minimum of 5 feet from the pipe. Mr. DaSilva revised his plan to meet that requirement (the garage was originally shown at 3 feet from the pipe). The roof leaders shown connecting to the drainpipe are existing and will need to be disconnected. The Town's Stormwater Regulations do not allow roof leaders to be connected to the municipal system.

Ms. Charles Lis asked Mr. DaSilva what type of patio he wanted to build. Mr. DaSilva said concrete. Ms. Charles Lis requested that he consider using pavers instead of concrete to promote water moving into the ground. She suggested an infiltration trench for the roof runoff.

Mr. DaSilva asked if the drainpipe could be moved. Mr. Hayward said it could not.

Ms. Charles Lis asked about the draft condition for a planting plan. Ms. Phelan said she will provide a list of native shrubs to Mr. DaSilva and work with him on the planting plan. She said the site is a lawn area and suggested a row of shrubs along the channel to create a buffer strip.

Mr. Hayward asked for public comment.

Dave Crispin from 45 Stonewood Lane said the plan should show the 25, 50 and 100-foot buffer zones and show work which has happened in the last 2-3 years. He said the lawn was loamed and seeded and the shed was reconstructed in the 25-foot buffer zone. He said the driveway was widened and lengthened and that the patio

exists. He said that the stream was rip rapped and there is a foot bridge onto conservation land. The front sidewalk was ripped up and downspouts connected to the street. He said the drain line was installed in 1941 and he is concerned about the proposed 5-foot distance to it. He said that Mr. DaSilva has a power washing truck, and he is concerned that there will be chemicals stored in the garage. He said he may need a Special Permit if this is commercial use.

Mr. DaSilva said he likes to be a good neighbor. He said he doesn't understand much. A company put the pipe to the street. The garage is for his car. He tries not to make noise.

Jim Burrows, 44 Stonewood Lane, said that All State had demolished Mr. DaSilva's yard and Fantasia's had put in the downspouts. He said disconnecting the downspouts would flood his house. He said he dug the brook when he was a kid. He said Mr. DaSilva is trying to do the right thing.

Mr. Hayward suggested a site visit. Members agreed.

Ms. Charles Lis said she is concerned about the rip rap and alarmed that downspouts were connected to the Town's system in recent history.

Mr. Williams asked if the channel is a stream. Ms. Phelan said that technically it is; it is connected to an upgradient wetland.

Motion: by Mr. Williams to continue the hearing to the March 30th meeting

Second: by Ms. Charles Lis.

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

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

Ms. Phelan said that the applicant was not planning to attend but had received the draft conditions and had no concerns. She informed the applicant that the conditions were subject to change upon discussion by the Commission.

Motion: by Mr. Williams to issue the conditions for 8-715 as drafted.

Second: by Mr. Parker.

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

Motion: by Mr. Williams to close the public hearing for 8-715.

Second: by Mr. Parker.

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

Notice of Intent DEP File# 8-716 75 Harness Lane and Jensen Farm Rd./ADP Holdings LLC

Chi Man, project engineer, was present with the owner, Dennis Oliveira. Mr. Man said they filed the Notice of Intent as requested at the previous meeting when they were denied on the Request for an Amended Order. He revised the plan to move trees away from the existing wooded area and relocated the stockpile area. The difference between the previously approved plan and the current plan is that the house is bigger, the driveway is raised to accommodate utilities and there is more grading. He said there is no change in the 25-foot buffer zone, a 350 sq. ft. increase in the 25 to 50-foot buffer zone and a 1400 sq. ft. increase in the 50 to 100-foot buffer zone.

Mr. Man addressed comments received from DEP. The USGS map shows a brook, but it has been previously documented that there is not a brook. Riverfront Area does not apply. He provided the original wetland report to DEP. He also provided the previously approved wetland replication protocol to DEP.

Mr. Man said that for stormwater management they propose underground galleys to infiltrate one-inch of runoff over the impervious area. Walkways will have pervious pavers. The infiltration areas were moved so that they would be easier to maintain.

Ms. Charles Lis asked about what type of pool (chlorine or salt water) was proposed. Mr. Oliveira said he hasn't decided. Ms. Charles Lis proposed adding a condition that there be no discharge of pool water or backwash within the 100-foot buffer zone.

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

Motion: by Mr. William to issue the Order of Conditions for 8-716 as drafted and amended (condition on pool water discharge).

Second: by Ms. Charles Lis.

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

Motion: by Mr. Williams to close the public hearing.

Second: by Mr. Parker.

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

OTHER BUSINESS

Request for Amendment – Order of Conditions DEP File# 8-683 40 Arnold St. & 71 Adams St.

Attorney Frank Marinelli was present on behalf of his client, TLC Supply. (He noted that Hardy+Man Design Group is the project engineer, and that Mr. Man was present.) He said TLC Supply, currently in Quincy, provides stones and masonry supplies. They are buying 3.2 acres of the property and propose a reduced development program of a 10,800 sq. ft. warehouse and a 4800 sq. ft showroom which is less than the previously approved 49,800 sq. ft. building. He said they will come back with a filing. He said the plans were peer reviewed by BETA Group and they determined that it was better to keep the previously approved drainage.

Mr. Hayward said he was glad to hear they will be using the same system which was peer reviewed. Mr. Marinelli said they had recently received EPA approval of the proposed remediation plan. That approval is necessary in order to construct the approved drainage system.

Mr. Parker asked if there was a reduction in impervious area or just in the building footprint. Mr. Man said it was minimal.

Mr. Marinelli said they will be back with a formal Request to Amend the Order of Conditions (with abutter notification).

Staff or Commission Updates

Ms. Charles Lis asked if there was any information about the recent fire Clean Harbors. Ms. Phelan said she did not have any information.

Approval of Minutes – February 2, 2023

Motion: by Mr. Williams to approve the February 2, 2023 minutes.

Second: by Mr. Parker.

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

Adjourn

Motion: by Mr. Williams to adjourn at 8:15 PM.

Second: by Ms. Charles Lis.

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

*continued from February 2nd meeting