



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  
JUNE 1, 2023 MEETING (7PM)  
JOHNSON CHAMBERS**

Present: Diane Francis, Christopher Hayward, Hung Pham, Peter Williams and Kelly Phelan, Conservation Planner

Absent: Heather Charles Lis, Giles Parker

**PUBLIC HEARINGS**

**Request for Determination of Applicability Canal St. /Town of Braintree\***

Mr. Hayward said that the Commission had made a site visit since the last meeting and the scope of work seems minimal.

Ms. Phelan drafted conditions which include a 6' wide by 10' long limit on vegetation removal to provide access to the lake.

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

Motion: by Mr. Williams to issue a negative Determination of Applicability with conditions as drafted.

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

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

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

**Notice of Intent DEP File # 8-718 245 Elm St./245 Elm St. LLC\***

Jed Hannon, project engineer, was present. Mr. Hannon said the property is a 12-unit building with pre-existing parking, which is inadequate. They propose to add four parking spaces in the outer 200-foot riverfront area. They revised the plan and moved the proposed catch basin to avoid bends in the pipe to the proposed culvert system. He also added a note that pavement will be pitched to the catch basin.

Mr. Pham thanked Mr. Hannon for eliminating the bends in the pipe, noting that it would be easier to maintain the system.

Mr. Williams asked if there was a handicapped parking space. Mr. Hannon said there would likely be one. Mr. Williams said it will come up with zoning.

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

Motion by Mr. Williams to issue with the Order of Conditions as drafted with an additional condition that a signed and stamped copy of the Stormwater Checklist be provided prior to the start of construction.

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

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

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

### **Request for Determination of Applicability 360 (400) Wood Rd./HRP Wood Road, LLC**

Imad Zrein, project engineer from DeVellis Zrein was present on behalf of the applicant. Mr. Zrein said that the project is to provide a 10 foot by 40-foot walkway to the back of loading dock which was recently constructed (under a previous RDA). They will also remove pavement and add landscaping for a net increase in pervious area of 270 square feet.

Mr. Pham asked about the stormwater system. Mr. Zrein said they added stormwater BMPs as part of the loading dock project. Mr. Pham said that catch basin should not directly connect to another catch basin. Ms. Phelan said that the second catch basin is actually a Stormceptor.

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

Motion: by Mr. Williams to issue a negative Determination of Applicability with conditions as drafted.

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

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

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

### **Notice of Intent DEP File #8-719 15 Plymouth Rd./Echevaria**

Brad Holmes, project wetland scientist, was present on behalf of the applicant. Mr. Holmes said the project is an addition which is out of the 25-foot buffer zone. The area is an existing lawn area and no tree removal is required.

Ms. Phelan asked if any paved area was proposed to be added and if any grading was necessary. Mr. Holmes said there was nothing proposed and no grading should be necessary.

Mr. Pham asked what the increase in impervious area is. Mr. Holmes said approximately 700 square feet. Mr. Pham said the area is the Area of Critical Environmental Concern and that stormwater management should be provided to the maximum extent practicable. Mr. Williams suggested a drywell. Mr. Holmes said his client would be amenable to that but asked for a choice between the drywell and a gravel drip strip (if no gutters are to be installed).

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

Motion: by Mr. Pham to issue the Order of Conditions as drafted with an amendment to condition #32 to state that a drywell shall be installed for infiltration of roof runoff from the addition if gutters are installed, if there are not gutters, a gravel drip strip shall be installed.

Second: by Ms. Francis.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

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

Second: by Mr. Pham.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

## **OTHER BUSINESS**

### **Master Plan Steering Committee Roadshow Presentation**

Members of the Master Plan Streeting Committee (Councilor Julia Flaherty and Peter Herbst) were present for the Master Plan Steering Committee Roadshow Presentation. Councilor Flaherty presented a summary of the work done to date on the Braintree Master Plan. Mr. Herbst reviewed a list of strategies related to sustainability that were developed as part of the process and asked the Commission members to rank their support and prioritization level for the strategies. Commission members will follow up with an exit poll for additional feedback on the strategies.

### **Approval of Minutes – May 4, 2023**

Motion: by Ms. Francis to approve the May 4, 2023 minutes.

Second: by Mr. Williams.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

### **Adjourn**

Motion: by Mr. Williams to adjourn the meeting at 8:30 PM.

Second: by Ms. Francis.

Vote: In favor: 4, Opposed: 0, Abstained: 0.

\*continued from May 4<sup>th</sup>. meeting