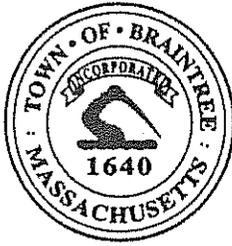


**APPROVED**



Mayor Joseph C. Sullivan

**Department of Planning and Community Development**

Kelly Phelan, Conservation Planner

90 Pond Street

Braintree, MA 02184

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**CONSERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, FEBRUARY 26, 2009 7PM**

**FLETCHER HALL – TOWN HALL**

**PUBLIC HEARING**

**DEP FILE # 8-592**

**APPLICANT: Stephen Zeboski/20 Mill Lane Trust**

**LOCATION: 20 Mill Lane**

Members Present: Gus Murphy, Vice Chair  
Kate Waldron  
Dan McMorrow  
Alan Weinberg

Staff: Kelly Phelan

Mr. Murphy opened the public hearing. Stephen Zeboski, owner and trustee of 20 Mill Lane presented photos of the dilapidated building at 20 Mill Lane. He said the building was built in 1880 and has 33,000 sq. ft. of floor space on three levels. The proposal is to demolish the building and construct a new building with 11,359 sq. ft. which is about 10,000 sq. ft. less than the existing building. The building will have bays for use by plumbers, electricians and contractors. He noted that the Zoning Board of Appeal granted the required relief and approved the plan and that they have filed with the Planning Board. He presented letters of support for the project from two abutters and photographs of the site.

Al Trakimas from Sitec Engineering presented the site plan. They have pulled the building as toward the front of the site as possible. They proposal includes filling in the floodplain to raise the parking area to prevent vehicles from sliding. The existing condition on the site is that stormwater flows off the site to the river without any treatment. Their proposal includes routing all of the parking area runoff through a "CDS" stormwater treatment unit. In addition to the treatment unit, the stormwater will flow through a sediment forebay for extra sediment removal and overtop the basin to flow into the river.

Mr. Trakimas noted the planting plan had been revised for “clarification” that the planting would extend along the 6’ strip and not be limited to the sedimentation basin area. The proposal is to plant upland plants with wildlife habitat value and seed the sedimentation basin. He said they don’t want to touch the bank because it is a resource area and has steep slopes.

Mr. Murphy asked about the width of the buffer strip. Mr. Trakimas replied that it is 6’. Mr. Trakimas presented photos of the bank area along the fence line and noted that the forebay would be going in an area that is currently paved.

Mr. Murphy asked if the bank was rip rapped. Mr. Trakimas replied that it is miscellaneous fill that they don’t want to destabilize.

Mr. Murphy asked about snow storage. Mr. Trakimas replied that he had added a section to the revised Stormwater O & M Plan. They propose an 11’ wide strip of snow storage at the back of the parking area and will truck the excess off site.

Mr. Weinberg said he noticed a monitoring well on the plan. Mr. Zeboski said they did testing for dirty material because the site used to be a factory and a paper mill at one time. He continued that there was one area which had hard material, perhaps asphalt, which was removed from the site. He said they took their assessment to Phase II. Staff suggested the Commission be given a copy of the assessment report.

Mr. Weinberg asked if a hazardous waste assessment had been done for demolition. Mr. Trakimas replied that they would have that done prior to demolition.

Mr. Weinberg asked about the maintenance of the sediment forebay. Mr. Trakimas referenced the reformatted O & M plan; they will clean out the “CDS” structure with a vacuum truck. He said the forebay provides a visual check point as well. If a lot of sediment is observed in the forebay they will know that the CDS is not functioning.

Mr. Weinberg asked if there would be a dumpster. Mr. Zeboski replied that each tenant will have individual pick-up, it will be part of their contract.

Staff noted that the existing site is highly degraded and that this is an opportunity to restore some buffer to the riverfront area and urged the Commission to visit the site. She also expressed concern that there is nothing to prevent snow from being plowed into the sediment forebay area.

An abutter, Mike McCafferty, said he is thrilled about the redevelopment but has a couple of concerns. One is that because that this area catches a lot of debris and junk because the river pools here before flowing through the MBTA bridge. This property is one of the only places to access the river to pull out junk. He wants to make sure the DPW can still access the area.

Mr. Trakimas said there would have to be a maintenance access for the forebay which could serve as the access for the DPW as well.

Motion by Mr. Weinberg, second by Ms. Waldron to continue the public hearing to March 12<sup>th</sup>. Vote: 4-0.

## **OTHER BUSINESS**

Members Present: Gus Murphy  
Kate Waldron  
Dan McMorrow  
Alan Weinberg

Staff: Kelly Phelan

### **Request for Extension Permit**

#### 8-371 Pond Meadow Park – Aquatic Weed Treatment

Staff noted that an Order of Conditions was issued for aquatic weed control at Pond Meadow in 1994 and that it has been extended for the last fourteen years to cover the periodic treatment. Staff noted that some of the conditions, a copy of which was provided to the Commission, referenced work to be done in 1994, 1995 and 1996 and that an updated Order should be issued. She recommended extending the permit for one more year to allow them time to complete this year's treatment.

Motion by Mr. Weinberg, second by Mr. McMorrow to extend for one-year and inform Pond Meadow to re-file for future work. Vote: 4-0.

#### 8-491 Liberty Farms Subdivision

Staff noted that this Order of Conditions was issued in 2000 for work within a 48-lot subdivision. Build out has been occurring over the last several years but the applicant asked for an extension. Staff recommend, that given the housing market, that a three year extension be given. She also noted that the Commission, when extending this in 2007, said that this would be the last extension for this project because they did not like to keep extending Orders.

Motion by Mr. Weinberg, second by Ms. Waldron to issue a three-year extension permit. Vote: 4-0.

### **Approval of Minutes**

Motion by Mr. Weinberg, second by Ms. Waldron to approve the minutes of February 12, 2009, amended to say "Motion by Mr. McMorrow, second by Ms. Waldron to adjourn the meeting at 9:10pm. Vote" 7-0" Vote: 4-0.

### **Motion to Adjourn**

Motion by Mr. Weinberg, second by Mr. McMorrow to adjourn the meeting at 7:50. Vote: 4-0.