

Natick Conservation Commission
April 7, 2022

The Meeting was called to order at 7:00 by Chairman, Matthew Gardner. Members present: Chris Stillman, Jeff Richards, Mike Downey, Doug Shepard. Members absent: George Bain.

Notice of Intent continuation – 32 Union Street

Applicant requested continuation to the 5/5/22 meeting, or whenever the date is shifted to due to Town Meeting.

Mr. Gardner asked for a motion to continue to May 5th, Doug Shepard moved, Chris Stillman seconded, all in favor 4-0

Mr. Gardner asked for a roll call vote:

Doug Shepard, yes

Chris Stillman, yes

Jeff Richards, yes

Matt Gardner, yes

Mike Downey joined at 7:03

Certificate of Compliance – 28 Indian Rock Road

Claire reviewed the site. Everything looked great; but there were a few minor changes. The fire pit seating changed to pavers and the area was smaller. One concrete pad was not built. The walking steps were slightly larger.

Commission had no objections with the changes.

Mr. Gardner asked for a motion to issue a Certificate of Compliance, Chris Stillman moved, Jeff Richards seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Jeff Richards, yes

Chris Stillman, yes

Doug Shepard, yes

Mike Downey, yes

Matt Gardner, yes

Request for Determination 395 Worcester Street

Matt Gardner read public hearing notice. The project is the rehabilitation of the 4M Sewage Force main. The project spans between 395 Worcester Street to 677 Worcester Street along the route of the sewer force main. The majority of the work takes place within a paved way, either under asphalt or concrete.

An aging cast iron pipe at pump station that runs under Route 9 is proposed to be lined rather than replace. Four pits will be dug in total, which will reduce the time by seven months compared to

replacement. There is in intermittent stream adjacent to the location of the pit that will be dug in landscaped areas. The disturbance will be very minimal and erosion controls will be installed.

Mr. Gardner asked for a motion to close, Doug Shepard moved, Jeff Richards seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Doug Shepard, yes

Chris Stillman, yes

Jeff Richards, yes

Mike Downey, yes

Matt Gardner, yes

Mr. Gardner asked for a motion to issue a Negative 2 Determination, Doug Shepard moved, Mike Downey seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Mike Downey, yes

Doug Shepard, yes

Jeff Richards, yes

Chris Stillman, yes

Matt Gardner, yes

Major Stormwater Permit – 23 Willow Street

Mr. Gardner read public hearing notice. The proposed site improvements include razing four existing buildings and constructing eight single-family, attached town houses. Other improvements include permeable paver driveways for each unit, landscaping, underground utilities, and stormwater management.

Nick Dellacava, Allen & Major Associates, gave a project overview. The Planning Board and the Design Review Board are presently reviewing the project. The disturbance is approximately 24,000 sf. Three larger existing buildings, and one smaller are to be cleared, along with the asphalt cover on site.

The Commission reviewed existing drainage patterns. Proposing the same patterns. Eight town house units with entry off a private way/easement. Permeable paver driveways for each unit. 79% of site was impervious, and proposed is a 39% reduction. Peak rates leaving the site will be decreased. All under the town's requirement. Will also provide as much recharge as possible.

Matt Gardner asked if the site will be loamed and landscaped? Yes, and a landscaping plan has been provided. Matt asked if the berm in rear will remain? The applicant is coordinating with the Town Engineer to lower it down to be level with the new rail trail (4 ft).

The proposed units will be constructed as slab on grade with first-floor garage parking. Matt asked if there will be any access to the rail trail? They are open to what the Town may want, but as of now, the Planning Board is looking for a fence to shield units along the rear, but is looking into to

provide access around the site via a sidewalk. They are also looking into placing a watering station and benches along the Willow Street right-of-way along the south property boundary.

Matt asked what the volume is of excavation and where will it be disposed. Nick does not have final calculations at this time, but any material removed will be disposed of properly. The soil testing has not yet been done, as the proposed location of the stormwater management basin is where an existing building is located. Board of Health has given the okay for soil testing to be performed once the buildings are down. If infiltration is not possible, they have a back-up plan (line the bottom of the basin and make it a detention/outflow control system). Matt brought up he number of businesses in the area, and asked how they plan to deal with construction access. Nick showed the construction access entrance off of easement/private way. Claire stated the town does not have a lot of say on a private way, but we can include a condition noting that a construction access plan must be provided for review and approval prior to the start of work.

Matt wants to be sure access and work is coordinated with the businesses, so they can conduct their business. Chris Stillman asked will there be any dust control? It is included in the O&M plan. Matt asked the applicant to keep an close eye on the nearby playground. Jeff Richards asked if there are any concerns with soils or digging out the berm. No concerns, no contamination on property, but there was contamination noted in the Town right-of-way during previous testing for Willow Street that was connected to a building drain on the property. Matt recalls that a condition of the rail trail purchase was that no digging would occur. Claire will check on the berm removal possibilities with the Town Engineer and Town Administrator. Matt asked if there are any plans to repave Willow Street. It is not part of the plan; maybe pave some small areas in front of the property.

Chris Stillman stated PCB is documented on the North Trail by Home Depot. Is there any environmental documentation for this site? Claire said all materials have been submitted to the Board of Health, and she will get the soil testing information from the applicant.

Doug inquired about snow storage. It will be moved off site. Matt agreed the project needs tweaking; sidewalks, benches, demo, etc. Once the test pits are done, the configuration could change. Nick stated if the soils don't perk, they will line the basins.

Matt recommended the Commission continue until the Planning Board has finalized their requests for the site. Nick does not expect the Planning Board to vote next week. He would like to continue with Conservation May 5th.

Mr. Gardner asked for a motion to continue to May 5th, Chris Stillman moved, Jeff Richards seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote.

Mike Downey, yes

Doug Shepard, yes

Jeff Richards, yes

Chris Stillman, yes

Matt Gardner, yes

Notice of Intent – Local bylaw – Wyndmere Lane Lot 23 (formerly 72 Everett St)

Matt Gardner read public hearing notice. The proposal is to construct a single-family dwelling. Ben Stevens reviewed the project, noting that only this one lot will flow towards the subject wetland. The house and barn have been removed. The proposed home will have a walk-out basement at the edge of the 40' no build zone. There are not a lot of grade changes proposed. The rear yard will be elevated to match the grades with abutter in rear (68 Everett). Dry wells in place for roof runoff.

Ben stated Claire's comments will be incorporated in the plan. They are moving the dry wells. He reviewed the calculations. Ben and Bruce will address stormwater concerns when Bruce returns. Matt's concern is the house is kitty cornered. There is major flooding in the back yard of 66 Everett Street and the surrounding areas and to make sure there is no way this will cause any water issues to those homes. It is not fair to the people downstream. Ben will take extra care to keep the front flowing to the west. He is also working with abutter's builder. They will work along the common property lawn. He will use Claire's idea for a rain garden/swale along the driveway, and plans to ensure driveway flow runs towards Wyndmere Lane.

Matt asked if other abutting properties get water. Claire will reach out to Browns and other abutters. A developer, Nick Arthur, recently purchased 74 Everett and he is aware of the Stormwater Permit requirements. Matt wants to be sure there are no larger-scale issues. 66 Everett Street has met with Town Engineer and Claire, and will be coming forward with a filing soon.

Ben stated we built Chris Tan's house. Discussed a 10" French drain along the hill, down the driveway to the street and a sub drain in back yard. Matt feels it is okay to tweak driveway and continue, but asked for a revised plan.

Mr. Gardner asked for a motion to continue to May 5th, Doug Shepard moved, Chris Stillman seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Doug Shepard, yes
Chris Stillman, yes
Jeff Richards, yes
Mike Downey, yes
Matt Gardner, yes

Major Stormwater Permit continuation – 0 Wyndmere Lane Detention Basin

Major Stormwater Permit continuation – Windy Lo Phase II

Ben Stevens reviewed the site, water flow and drainage. Proposed is a gentle swale in back yards, and described it as meadow-like with a slight grade. A shallow swale with an overflow that can be seeded and mowed. He will install New England Erosion Control and Restoration Mix for the basin.

Matt asked if there are any issues with discharge to abutters' properties. Ben does not see any problem areas presently. Decreasing runoff peak on all rates. Any flow to other properties?

Basically, overflowing in yards (sheet flowing into shallow basin). Claire stated dry wells are proposed for all units management of roof runoff. All driveways head back to road. If someone wants a pool, it will be a different filing. They are deep lots, and Matt can see people wanting that in the future. Ben stated he would be unlikely to build these as a condition of sale, as the drainage would then have to be re-designed each lot. The Commission discussed including a condition requiring language in the HOA agreement surrounding increases in impervious area needing additional review for all future increases.

Matt asked if the Commission is comfortable with this plan as proposed. Mike Downey asked about the stormwater feature, the existing wetland, and about what impact the work will have on 303 Eliot Street? Ben described the wetland and constructed stream, which are working fine. Matt stated the new feature would be adding water to the wetlands, though not necessarily more than existing conditions just in a different way. Mike feels there is potential risk for runoff south and westerly and asked the applicant to look at the contours? Do you foresee any water following that contour? Ben does not – at wetland flag 14 there is a little channel water created. It hits a rock and swale behind 303 Eliot. It is subtle, but it is higher.

Matt Gardner asked for a motion to continue both hearings to May 5th, Doug Shepard moved, Mike Downey seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Mike Downey, yes

Doug Shepard, yes

Jeff Richards, yes

Chris Stillman, yes

Matt Gardner, yes

Major Stormwater – Windy Low Phase I and Windy-Lo Violation

Ben Stevens gave update. He rebuilt oversized basin last fall. He made adjustments downstream and basin is fully plugged. The plugged structure and pump system are set up to fully control the water hitting the site. He watches the weather and controls basin bottom when necessary. There is plenty of storage. The pond is running very clean now.

Ben's intent is to keep the basin plugged in the near future until seeding. Lots 1 and 12 will be hydro-seeded. Lots 1, 2, 3 and 4 will be grassed and stable. The rear of lot 4 will also be seeded. Ben is hoping by mid-May the entire west side is loamed, seeded and growing. He seeded Lots 5, 6, 7, 8 last spring and it is very stable. The intent is to be stable by May. No houses are proposed to start construction at this time. Ben will notify Claire if he thinks the basin needs to be seeded. He like the plugging method for now. Claire addressed the areas requiring seeding around the basins and swale.

Matt Gardner feels the site is stable and consistent management is in place. A lot more infiltration is going on. Lots 1, 2, 3 and part of 4 and 12 have substantial seeding this spring to stabilize those sites. This application is construct homes. Matt asked if Ben is finished grading on those lots? Would any disturbance be limited to homes and vehicles? Ben will not be stripping sites. 1, 2 and

3 are done. Just the house, driveway and utility footprint. He is looking for Orders of Conditions for lots 1-7 and 12 under Phase I.

Chris Stillman asked where is the staging area for bio bags? There are two areas where bags are located. Ben described the pumping.

Ben said Ron's crew has been checking turbidity levels at every storm. Ron described the results and all have been stable. Matt is confident for this spring, it's the winter months he has concerns about. Ben will discuss with Claire prior to any changes to the current basin management.

Matt Gardner reviewed the project. We have an application under the Stormwater Permit for Ben to start construction within the next three years for Lots 1-7 and 12. Claire stated lots 9 and 10 drain toward Everett Street, and it was discussed that these lots can be filed as individual minor stormwater permits. It was noted that lot 8 is left out of both permit narratives. It could be an individual minor stormwater permit, not flowing in the same direction. Claire will be comfortable reviewing as a minor stormwater permit. Ben stated it could be 3 years until work begins there. Lots 8, 9, 10 leave out.

Matt stated the Enforcement Order on the property is separate and is not being removed at this time.

Mr. Gardner asked for a motion to close the Stormwater Permit, Chris Stillman moved, Mike Downey seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Doug Shepard, yes

Chris Stillman, yes

Mike Downey, yes

Jeff Richards, yes

Matt Gardner, yes

Claire will draft the Conditions and Commission will vote at their next meeting.

General Business Discussion

Upcoming Meeting Date Changes

The next meeting is April 21st. Matt will be out of town and Commission agreed to move the meeting to April 27th.

Due to Town Meeting, the Commission will shift the May 5th meeting to Wednesday May 11th.

Invoice

Home Depot – Vinyl shed - \$1,288.00 out of Trails Maintenance

Mr. Gardner asked for a motion to pay Home Depot \$1,288.24 out of the Trails Maintenance Fund, Chris Stillman moved, Doug Shepard seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Chris Stillman, yes

Doug Shepard, yes

Mike Downey, yes

Jeff Richards, yes

Matt Gardner, yes

Minutes

February 3rd

February 17th

Mr. Gardner asked for a motion to approve the above minutes, Jeff Richards moved, Chris Stillman seconded, all in favor 5-0.

Mr. Gardner asked for a roll call vote:

Chris Stillman, yes

Jeff Richards, yes

Mike Downey, yes

Doug Shepard, yes

Matt Gardner, yes

Meeting adjourn 9:00 pm