

Department of Planning and Community Development

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Mayor Joseph C. Sullivan

Braintree Conservation Commission

Patrick Flynn, Chair
Donald Murphy, Vice-Chair
Diane Francis
Matthew Hobin
Daniel J. McMorrow, Jr.
Gail Poliner-Feldman
Alan Weinberg

Staff Kelly Phelan

CONSERVATION COMMISSION MEETING MINUTES THURSDAY, APRIL 15, 2010

Members Present: Patrick Flynn, Chair
Gail Feldman
Diane Francis
Alan Weinberg

Staff: Kelly Phelan

Public Hearings

8-548 Request to Amend Order of Conditions

Mark Mastroianni from Pulte Braintree LLC was present with Reid Blute of Pulte Homes and the project engineer Michael Rosati, of Marchionda Associates.

Mr. Mastroianni identified Pulte as the new owners and developers of the site. They are applying for an amendment to the existing Order of Conditions which was issued in 2004 and extended in 2008 to October, 2011. Mr. Mastroianni said that the original developer of the site, Vazza Properties, could not complete the project and Pulte had purchased the project and will complete it however they are modifying the layout and design. He presented site plans depicting the existing four story building, clubhouse, man made pond, tennis courts and spine road through the site. The Pulte proposal is for 8 buildings with 318 units instead of the original which called for 12 buildings and 304 units.

Mr. Rosati presented the site drainage and stormwater plans. Much of the utilities have been installed and they have worked with the existing utilities. He pointed out the detention pond/wetland in the middle of the site and noted they are maintaining the 25 foot no disturb zone as did the previous plan. The major changes are outside of the buffer zone.

Mr. Rosati said that the site originally was home to Hammett's manufacturing. They built a large pond to handle runoff from the site (which has since turned to wetlands) the pond has a tremendous capacity. He said Vazza's plan used pre development flows off of the site and maintained those flows, as does

Pulte. He pointed out the location of the major drain lines through the site. The detention basin will store water and let it out at a slow rate. The Vazza proposal included installation of an outlet control structure to manage flow out of the detention pond. Stormwater will be coming into the pond faster than it will be leaving. The outflow from the pond "pre-Vazza" was 2 cubic feet per second (cfs). The outflow after the outlet control structure is installed will be 1.3 cfs.

Mr. Weinberg asked how much off site watershed was taken into account in the drainage calculations. Mr. Rosati said that nothing off site comes onto the site. Mr. Weinberg said he thought the Plain St. cemetery drains to their site. Mr. Rosati said he did not believe so but he would double check. An abutter, Mr. Toma from 13 Sagamore St., said that water from the cemetery area ends up in a brook on the far end of Plain St. near Abby Road.

Mr. Rosati said he visited the site during the March flooding of the Monatiquot River. Mr. Toma expressed concerns about his yard. Pulte has proposed adding a berm to their site to prevent water from flowing from their site into the ditch that runs along Mr. Toma's property.

Mr. Toma said the recent flood was the worst in 50 years. He said the brook has been in existence for 50-60 years and there is a small drainage area running into it. The former developer installed new pipes under Hammett Place. The Monatiquot peaked and backed up the whole system. He said a flapper valve on the pipe would help the situation.

Mr. Rosati said that Pulte is willing to do what they can to help Mr. Toma's situation. The ditch floods because the river backs up and a flapper valve will help ensure the 12' pipe (which is one of the outlets for the ditch) does not backflow.

Ms. Feldman asked for clarification that the pipes would create less flow after the development and asked how they would be maintained. Mr. Rosati said there proposal reduces the peak rate of flow from the site and that the Operation and Maintenance Plan specifies inspection and maintenance.

Mr. Weinberg asked about the capacity of the detention basin and wondered if the elevation within the basin has changed.

Brandon Murray from 42 Sagamore St. said that before the construction began there was not a water problem for him and his neighbors but there is one now. Mr. Rosati said that the detention pond outlet structure is not in place yet so more water is getting into the 30" pipe.

Ms. Feldman said that she needs to know that they are not going to cause a flooding problem. Mr. Rosati said a pipe near the tennis court discharges to the wetland near Mr. Murray's house but that it is supposed to go to the wetland detention basin instead.

Mr. Murray asked that the wetland encroachment be addressed now. Mr. Rosati said they will put the outlet control structure in and relocate the pipe.

Ms. Feldman said that the trees which were taken down may be increasing the runoff.

Mr. Flynn asked the applicants to address items in the staff report. He asked about plans to vegetate the 25 foot no disturb buffer. Mr. Rosati and Mr. Mastroianni said they would seed it with a native seed mix.

Ms. Francis asked if they proposed lawn around the buildings. Mr. Rosati said yes.

Mr. Flynn asked about the replication area. Mr. Mastroianni said it was planted but the monitoring reports were not done. They will have a wetland scientist get out there this spring and determine success of replication.

Mr. Flynn asked about the requirement for a soil textural analysis. Mr. Rosati said they would like to have that conditioned to do it during construction and that they had used a conservative rate when estimating infiltration potential. He said there are monitoring wells on the site and that there is a two foot separation to ground water.

Mr. Flynn asked about keeping the infiltration structures clear during construction. Mr. Rosati said the pipes will be capped until the site is stabilized and they will sequence construction and do sedimentation ponds.

Mr. Flynn asked about the Operation and Maintenance Plan. Mr. Mastroianni said they have the original O&M Plan. Staff said she plans to go through the plan and determine if it needs to be updated.

Mr. Flynn asked about snow storage. Mr. Mastroianni provided a snow storage plan to the Commission.

Mr. Flynn asked about construction sequencing. Mr. Rosati said they will develop a sequencing plan but would like to wait until the contractor is selected so it can be coordinated with him.

Mr. Flynn asked about the tree policy. Mr. Mastroianni said the previous developer flagged 553 trees to be cut down and planned for 636 trees to be planted. He said their plan proposes 664 trees and therefore meets the tree policy. He provided a memo to that effect from their landscape architect.

Jerry Smith from Sagamore Street said his house got full of dust and dirt during construction and asked how that would be prevented this time.

Mr. Mastroianni said the demolition and on-site crushing of the old Hammett's building created a lot of dust and that the previous developer did not follow proper dust control measures. He said most of the site work, the cut and fill, has been done so there should not be conditions which create a lot of dust and that they will have a water truck on site.

Ms. Francis expressed concern that fertilizer applied to the grass would wash into the wetland. Mr. Rosati said a slow release fertilizer could be used. Mr. Weinberg said they had condition low nitrogen fertilizers in the past.

Motion by Mr. Weinberg to continue the public hearing until May 6 to allow the applicant to address questions and look at the watershed. Ms. Feldman seconded for discussion purposes and said she did not want to go to draft conditions until the flooding questions had been addressed. Vote: 4-0.

Other Business

Acceptance of Conservation Easement 8-552B 614 Granite St. – Sunrise Senior Living

Staff said the conservation easement granted by Sunrise had been signed by the Mayor and the Council and the Town Solicitor requested the Commission sign it. The easement restricts development on a portion of the site and was one of the conditions in the Order of Conditions for the project.

Motion by Mr. Weinberg, second by Ms. Feldman, to accept the conservation easement for 8-552B 614 Granite St. Vote: 4-0.

Request for Certificate of Compliance 8-552B 614 Granite St. – Sunrise Senior Living

Staff said the conservation easement was the final condition which needed to be addressed (and the tree fee had been received). Now that the easement was finalized, the Certificate of Compliance could be issued. Staff said there were several surviving condition related to drainage system maintenance, snow storage and no-salt use.

Motion by Mr. Weinberg, second by Ms. Francis, to issue the Certificate of Compliance. Vote: 4-0.

Aquatic Weed Control Bids

Staff requested quotes from three companies for the treatment of aquatic weeds in Sunset Lake and Eaton's Pond and provided the results to the Commission. Aquatic Control Technology, Inc. was the low bidder at \$9995. Staff recommended the Commission vote to award the weed treatment contract to Aquatic Control Technology, Inc. .

Motion by Ms. Feldman, second by Mr. Weinberg, to award the contract for aquatic weed treatment to Aquatic Control Technology, Inc in the amount of up to \$9995. Vote: 4-0.

Minutes of April 1, 2010

Motion by Ms. Feldman, second by Ms. Francis, to accept the minutes of April 1, 2010. Vote: 4-0.