Commission Members
David Travalini, Chair
Dayna Gill, Vice Chair
Ken McKay
David Blackwell
James Dacier
Rebekah Mitchell
Yvonne Carpenter

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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

CONSERVATION COMMISSION

Meeting Minutes
Medway Middle School – Presentation Room, 45 Holliston Street, Door 7
Thursday, June 18, 2026 – In-Person Meeting – with Zoom Option
Times are estimates only. Items may be taken out of order.
6:00 p.m.

Call to order

Commissioners Present: David Travalini, Dayna Gill, David Blackwell, Yvonne Carpenter, Rebekah Mitchell, Ken McKay, James Dacier
Commissioners Absent:
Conservation Agent Present: Bridget Graziano
Community Members Present: Gibb Phenegar, Natalie Hudon, Frank Farley, Sofia Reddy, Marc Reddy, Jacob Crosson, Matthew Waterman, Kevin Healy, Charlie Myers, Chris Svec, Chris Meo, Scott Goddard, Jacob Crostin, Derek Fyad, Chris Alpin, Jonathan Silverstein, Tim Hayes, John Cusage, Phillip Dalesio, Brian Dalesio, John Evers, Zoey Rheault, Kevin Cronin, Jacob Attubato

Call to Order: At 6:00 PM, Mr. Blackwell called the meeting to order. He confirmed the virtual presence of the following individuals: Blackwell: here, Dacier: here, Carpenter: here, Gill: here, McKay: here, Mitchell: here and Travalini: here.

Announcement: ***This meeting is being broadcast and recorded by Medway Cable Access.***

Pursuant to the provisions of Chapter 2 of the Acts of 2025, under which public bodies retain the option of holding open meetings and hearings remotely until June 30, 2027, as recently amended in 2025, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021, meeting, Conservation Commission members will be participating remotely.

6:00 PM Review Agenda
There were no topics that were not already anticipated by the chair.

6:00PM – Miyawaki Forest Presentation
Presentation on the Miyawaki Forest Project at Idylbrook Conservation Area – Caseylee Bastien of BSC Group Town of Medway Consulting Ecologist

Caseylee Bastien, James Dacier, Bridget Graziano, David Travalini, Dayna Gill, David Blackwell, Yvonne Carpenter, Rebekah Mitchell and Ken McKay were present to address this matter. Mr. Dacier shared the presentation on screen. Mr. Dacier reviewed the setup and funding for the Miyawaki Forest Project for the public. Mr. Dacier discussed the proposed location at Idylbrook on Town Conservation Land. Mr. Castien

shared the history of the Miyawaki Forest, New England conservation efforts and forest genomes. The Commission discussed forest growth timelines and volunteer planting dates.

7:00 PM

Request for Certificate of Compliance

- **7 & 9 Holbrook Street (DEP #216-1078)** – proposed to install sewer line and abandonment of septic system

  The Conservation Agent stated the work was completed and recommended a full Certificate of Compliance.

  VOTE: Ms. Gill offered a motion to grant a Certificate of Compliance for 7 & 9 Holbrook Street with conditions remaining in perpetuity 16 and 17. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

- **7 Holbrook Street (DEP#216-0913)** – proposal to install septic system

  The Conservation Agent stated a partial Certificate of Compliance was previously granted and there are no outstanding enforcement issues.

  VOTE: Ms. Gill offered a motion to issue the Certificate of Compliance for 7 Holbrook Street DEP #216-0913 with conditions remaining in perpetuity number 14. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

- **40 Timber Crest Drive (DEP #216-1005**) – proposal to construct single family home with associated driveway, utilities, and landscaping

  The Conservation Agent stated the work was completed and recommended a Certificate of Compliance.

  VOTE: Ms. Gill offered a motion to issue the Certificate of Compliance for 40 Timber Crest Drive DEP #216-1005 with conditions remaining in perpetuity 7, 8, 11 and 45. McKay: aye, Blackwell: aye, Travalini: no, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

Public Hearings 7:00PM

Request for Determinations of Applicability

- **4 Granite Street (RDA-26-10) –** proposal to remove 6 trees from the buffer zone, one of which is within the 0-25' buffer zone

  Natalie Hudon, resident of 4 Granite Street, was present to address this matter. The Conservation Agent shared the site plans on screen. Ms. Hudon stated six trees are proposed to be removed and showed the locations on the plan. The Conservation Agent discussed the trees to be planted and recommended a waiver.

VOTE: Ms. Gill offered a motion to grant the waiver of the 0-25 foot of the No-Touch Bylaw under the Medway General Bylaw. Mr. Blackwell seconded this motion, which passed. McKay: aye, Blackwell: aye, Travalini: no, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 6-1.

VOTE: Ms. Gill offered a motion to issue a Positive 5, Negative 3 Determination of Applicability for the work proposed in this RDA with the following conditions as read by Ms. Gill. Mr. Blackwell seconded this motion, which passed. McKay: aye, Blackwell: aye, Travalini: no, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 6-1.

Public Hearings 7:15 PM

Notice of Intent or Abbreviated Notice of Resource Area Delineation and Land Disturbance Permits

- **Public Hearing #1 – 2 Villa Drive – (DEP #216-1084) Notice of Intent** – proposes to construct a pool, patio, fencing, deck connecting to existing shed, and restoration of 0-25' no disturb zone

Matthew Waterman with Land Tech Consultants and Ryan Donovan were present to address this matter. The Conservation Agent shared the site plans on screen. Mr. Waterman stated the revised plans were submitted to the Conservation Agent, and the drafted Order of Conditions was reviewed.

VOTE: Ms. Gill offered a motion to close the hearing. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

VOTE: Ms. Gill offered a motion to grant the waiver for the 0-25 foot per the Medway General Bylaw. Mr. Travalini seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

VOTE: Ms. Gill offered a motion to approve the work under the following conditions as read by Ms. Gill. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

- **Public Hearing #2 – 107-119A/B Main Street and 1, 3 Elm Street (DEP#216-10xx) Notice of Intent and Land Disturbance Permit Application**

Scott Goddard owner of Goddard Consulting, Jacob Crostin, Derek Fyad from 85 Realty Corporation, Chris Alpin, Jonathan Silverstein, Tim Hayes and John Cusage were present to address this matter. Mr. Goddard shared the project presentation on screen. Mr. Goddard stated the application is for a Notice of Intent and described the site property and wetland locations. Mr. Goddard discussed the Tree Preservation Bylaw and proposed tree plantings. The Commission discussed the stormwater management plan.

Public comments were as follows. Phillip Dalesio of 40 Waterview Drive requested the location of the wetland. Brian Dalesio of 5 Elm Street requested more information on the tree removals, stormwater management and parking lot. John Evers, of 16 Henry Street, asked the Commission about stormwater drainage. Zoey Rheault of 2 Oak Street requested more information on planting waivers. Kevin Cronin of Meadow Road discussed mice on the property. Jacob Attubato, of 14

Coffee Street, asked the Commission about endangered plants. Sofia Reddy of 140 Winthrop Street requested more information on impervious surfaces, groundwater and provided plans. Marc Reddy of 140 Winthrop Street asked the Commission about groundwater.

VOTE: Ms. Gill offered a motion to continue this hearing to the August 6, 2026, meeting at 7:15 PM. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

- **Public Hearing #3 – (cont from 5/7/26, 4/16/26, 4/2/26, 3/19/26, 3/5/26, 2/19/26, 2/5/26, 1/15/26, and 12/18/25) 28 Clark Street Lot 1 – (DEP #216-1069) – Notice of Intent –** proposal to construct a single-family home, in-ground pool, new septic system, driveway, utilities, and landscaping (*vote may be taken*)

  No one was present to address this matter.

- **Public Hearing #4 – (cont from 5/7/26, 4/16/26, 4/2/26, 3/19/26,3/5/26, 2/19/26, 2/5/26, 1/15/26, and 12/18/25) 28 Clark Street Lot 2 (DEP #216-1070) – Notice of Intent –** proposal to construct a single-family home, in-ground pool, new septic system, driveway, utilities, and landscaping (*vote may be taken*)

  No one was present to address this matter.

- **Public Hearing #5 – (cont from 5/7/26, 4/16/26, 4/2/26, 3/19/26, 3/5/26, 2/19/26, 2/5/26, 1/15/26, and 12/18/25) 28 Clark Street Lot 3 – (DEP #216-1071) – Notice of Intent –** proposal to construct a single-family home, in-ground pool, new septic system, driveway, utilities, and landscaping (*vote may be taken*)

  No one was present to address this matter.

  VOTE: Ms. Gill offered a motion per the request of the applicant to continue Public Hearings #3, #4 and #5 DEP numbers 216-1069, 216-1070, and 216-1071, 28 Clark Street Lots 1, 2 and 3 to the August 6, 2026 meeting at 7:15 PM. Mr. Travalini seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

Discussions

Discussion #1 – Final Vote for 0 Summer Street Map 19 Lot 046 (DEP #216-1079) Notice of Intent – proposal to construct a single-family home, well, sewer line, landscaping and utilities (*vote may be taken*)

VOTE: Ms. Gill offered a motion to issue a denial to DEP #216-1079 based on the following findings as read by Ms. Gill. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

Discussion #2 – Review Conservation Commission Meeting Calendar

• July 2, 2026, cancel or move

Ms. Gill stated the July 2, 2026, meeting will be cancelled.

Approval of Minutes
5/21/26, 6/4/26

This item was not addressed at this meeting.

Agent Report

Tree Removal Permit

21 High Street TP-26-04 – Proposal to remove 3 trees and replace with 7 trees for the construction of (2) duplexes and one triplex

The Conservation Agent stated the permit was issued for the removal of trees and mitigation of trees.

39 West Street TP-26-02 (applicant submitted without plans originally) – Proposal to remove 16 trees for construction of an apartment building, stormwater management system, parking and landscaping

The Conservation Agent stated the permit was issued with mitigation on June 8, 2026.

Chair Report
None

Motion to adjourn: At 9:17 PM Ms. Carpenter motioned to adjourn. Mr. Blackwell seconded this motion, which passed unanimously. McKay: aye, Blackwell: aye, Travalini: aye, Dacier: aye, Mitchell: aye, Carpenter: aye and Gill: aye. VOTE 7-0.

Next Scheduled Public Meeting: July 16, 2026, at 7:00 PM *Virtually

Document Presented at the June 18, 2026, meeting:

All documents shall be kept in the Conservation Commission Office files.

Request for Certificate of Compliance

7 & 9 Holbrook Street:

- WPA Form 8a
- Plans titled, "Sewer As Built Plan of Land in Medway, MA" by Colonial Engineering, dated June 4, 2026

7 Holbrook Street:

- WPA Form 8a
- Plans titled, "Sewer As Built Plan of Land of Medway, MA" by Colonial Engineering, dated March 5, 2018

40 Timber Crest Drive:

- Form 8a
- Plans titled, "Foundation As Built with deck porch and roof drain 40 Timber Crest Drive Timber Crest Estates in Medway, MA" by Outback Engineering, dated October 1, 2024

Public Hearing

2 Villa Drive:

- WPA Form 3
- Plans titled, "Notice of Intent Plan 2 Villa Drive, Medway, MA" by Land Tech Consultants, dated 5/21/26

107-119A/B Main Street and 1, 3 Elm Street:

- WPA Form 3 Notice of Intent with supplemental information
- Plans titled, Boundary, Topographic, & Utility Survey 107, 111, 113, 115A, 117, 119A, 119B Street, 1, 3 Elm Street, 0 & 26 Kelly Street" by Control Point Associates, dated May 24, 2022, revised 12/29/2025 Sheets 2-10
- Plan titled, "Cover Sheet" by Bohler, dated 4/15/206, C-101-104 and C-201
- Plan titled, "Overall Lighting Plan" by Bohler, dated 4/15/26 Sheets L-201-205
- 2025 Sheets 2-10
- Plan titled, "Overall Landscape Plan" by Bohler, dated 4/15/26 Sheets L-101-105
- Plan titled, "Erosion and Sediment Control Notes and Details" by Bohler, dated 4/15/26 Sheets C 802, 901-903
- Plan titled, "Overall Grading Plan" by Bohler, dated 4/15/26 Sheets C-401-405
- Plan titled, "Drainage Plan B" by Bohler, dated 4/15/26 Sheets C-406, 501-503-405
- Plan titled, "Existing Conditions/Demolition Plan A" by Bohler, dated 4/15/26 Sheets C-202, 204, C-302, -303
- Land Disturbance Permit Application, with supplemental information
- Stormwater Report titled, "Drainage Report" by Bohler, dated April 17, 2026

28 Clark Street Lot 1:

- WPA Form 3
- Plans titled, "Sewage Disposal System #28 Clark Street" (Lot 2) by D&L Design Group, dated May 15, 2025

28 Clark Street Lot 2:

- WPA Form 3
- Plans titled, "Sewage Disposal System #28 Clark Street" (Lot 3) by D&L Design Group, dated May 15, 2025

28 Clark Street Lot 3:

- WPA Form 3
- Plans titled, "Sewage Disposal System #28 Clark Street" (Lot 1) by D&L Design Group, dated May 15, 2025

Discussions

0 Summer Street Map 19 Lot 046:

- WPA Form 3
- Plans titled, "0 Summer Street Medway, MA Proposed Site Plan" by Land Design Collaborative, dated December 1, 2025
- Letter titled, "Request for Additional Information" by Goddard Consulting, dated December 17, 2025

Tree Removal Permit

21 High Street:

- Tree Preservation Bylaw Applications
- Plans titled, "Tree Mitigation Plan, 21 High Street, Medway, MA," by PVI Site Design, LLC., revised December 26, 2025

39 West Street:

- Letter titled, "39 West Street – Notice of Intent and Land Disturbance Permit (MAssDEP #216-1076) Tree Replacement Letter
- Plans titled, "Existing Landscape Tree Inventory Plan in Medway, MA" by Hancock Associates, dated April 2, 2026