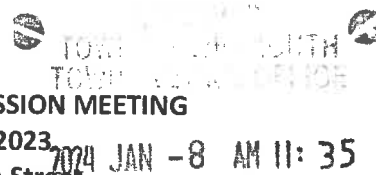


WEYMOUTH CONSERVATION COMMISSION MEETING

**TUESDAY, November 14th, 2023,
McCulloch Building 182 Green Street**

Mary McElroy Room

7:00 P.M.



Present: Al Donovan, Acting Chair, Commissioner and Vice Chairman
George Loring, Commissioner
Scott Dowd, Commissioner

Also Present: Andrew Hultin, Conservation Administrator
Ann Flynn Dickinson, Recording Secretary

Not Present: John Reilly, Chairman
Frank Singleton, Commissioner

Acting Chair Donovan called the meeting to order at 7:00 p.m.

1. Minutes –October 24, 2023

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to accept the minutes as written.

3-0 Unanimous rollcall vote

2. 200 Libbey Industrial Parkway – Request for Partial Certificate of Compliance

FoxRock 200 Libbey, LC, Josh Kleinman

Map 34, Block 435, Lot 14

DEP File #81-1267

Construction of new medical office building

Glen Doherty of Tetra Tech, and Josh Kleinman of Foxrock Properties were here to present and request a Partial Certificate of Compliance on the work at Boston Children's Hospital Weymouth. Last Thursday they had a site walk with Mr. Hultin and took note that the sitework is substantially complete. Rain gardens in the rear have been planted and the stormwater system has been completed.

Mr. Hultin displayed photos for the Commission and audience to follow. The plantings look great, seeding is outstanding which should be coming next week. Erosion controls are still in and recommends that they stay in until they get through the final certificate and allow that area to grow in a bit. There is a one-year monitoring period for the plants and invasive species. Mr. Hultin's recommendation is to issue the Partial Certificate of Compliance.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to issue a Partial Certificate of Compliance (COC)

3-0 Unanimous rollcall vote

3. Jackson Square Redevelopment—Notice of Intent, Public Hearing (previously continued)

Iraklis Papachristos

Map 23, Blocks 253 & 305 & 306, Lots 14, 16, 17, 26, 27 & 1, 4, 5, 9 10, 11 & 11

DEP File #81-1310

Mixed-use redevelopment

This item will be continued following a brief staff update.

Construction of single-family home and associated utilities

Mr. Hultin gave the staff update on this item that there was a request for continuance. They are still working out responses to peer review and comments from staff and need additional time.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to continue this item until the December 19th meeting.

3-0 Unanimous rollcall vote

4. 739 Pleasant Street—Notice of Intent

Viking Development LLC, Bryan Slonski

Map 35, Block 446, Lot 3

DEP File #81-1312

Construction of a childcare facility

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to Open the Public Hearing

3-0 Unanimous rollcall vote

Andrew Platt with Bohler Engineering, Chris Fazendin with Gardner School, Andrew Johnson of Insight Real Estate were all here to present on behalf of the Gardner School.

This Notice of Intent is to demolish existing structures and construction of an early childhood education facility, parking lot and stormwater management system. Under existing conditions, a single-family home sits right off Pleasant St with the rear of the property being utilized as a landscape yard. The property rises up in the front and then lopes down in the rear. Two Bordering Vegetated Wetlands exist offsite- one across pleasant street and one in the rear. The rear BVW is to a man-made detention basin. The buffer zone adjacent to this wetland is degraded within twenty feet. The project proposes 22,560 sf of work in the buffer to the two wetlands.

This notice A site plan was shown to the Commission and audience on the following:

- Existing conditions
- Demo plans
- Grading plan
- Landscaping

Mr. Hultin recommends continuing the Notice of Intent (NOI) with the following items needing more information and continuing this until the December 19th meeting.

- Number of trees proposed for removal
- Seeding and planting plan
- Planting plan for the large existing disturbed area

With no comments from the public,

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to continue this item until the December 19th meeting.

3-0 Unanimous rollcall vote

5. 475 Columbian Street – Violation Hearing (previously continued)

Richard Campo

Map 40, Block 482, Lot 16

Outstanding Enforcement Order issued 8/2019 for unauthorized fill in wetlands.

Mr. Hultin updated the commission that at the last meeting a letter was received from Mr. Campos Attorney stating they did not believe that the Commission had the authority to enforce the Enforcement Order and they cited a prior superior court case stating you could not go after a previous owner and there was a time limit. Town Solicitor Rick MacLeod sent a letter which was forwarded to the Commission. This letter summarizes the events after 2018 that demonstrates the fill was all recent fill. A response letter was drafted and sent back to the Attorney informing them the Commission can enforce fines which can go up to \$300 per day. Each day the violation continues would constitute a separate offense. The Attorney has not responded to that letter and the Commission can now vote on possible action with fines.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to issue fines starting at \$50.00 per day to be reviewed at the monthly meetings of the Commission. It will operate on a sliding scale to be determined if no action is taken.

3-0 Unanimous rollcall vote

6. 19 Lambert Ave – Violation Hearing (previously continued)

Drena & Wayne Nicholas

Map 27, Block 346, Lot 5

Construction of a retaining wall without approval

Mr. Hultin briefed the Commission that they have requested a continuance until the December 19th meeting. They are working with Sean Hardy to prepare an after the fact Notice of Intent (NOI) and permit the wall. Staff recommends continuing until the December 19th meeting.

7. 541 Front Street – Violation Hearing (previously continued)

Tony DePalma
Map 40, Block 487, Lot 5
Unauthorized clearing of wetland
This item will be continued following a brief staff update.

Mr. Hultin spoke with Chris Lucas and they are preparing an old delineation from an old one that Eversource did since they have an easement that goes through this property. That will be used as the basis of determining and developing a plan for that removal. This may not be ready for the December 19th meeting and staff recommends continuing.

- 8. 0 Northern Ave – Violation Hearing (previously continued)**
Ken Ryder, Ryder Development Corp.
Map 40, Block 487, Lot 5
Unauthorized clearing of wetland
This item will be continued following a brief staff update.

Mr. Hultin reports that Ken Ryder and his consultants at LEC completed their delineation and do have a draft site plan for us to review. They are proposing to restore the area that was disturbed and potentially to put in a small single-family home on the site. They have not formally filed anything yet and are expected to be at the December or January Meeting. Staff recommends a continuance of this item.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to continue the above three (3) items until the December 19th meeting.

3-0 Unanimous rollcall vote.

9. Other Business

Mr. Hultin reports a proposed calendar for next year was emailed. Comments or concerns need to be emailed.

10. CPC Update

Cmmr. Loring reports there was no meeting, so there is no update.

11. Herring Run Update

Cmmr. Loring reports they are trying to keep the river clean. Falling debris and leaves are continuous. The Gate at Herring Run Park does not open and close easily.

12. Conservation Report

New Construction

- N/A

Ongoing Construction (Partial list)

- Children's Hospital COC
- Hanover-site visit on 111/09 review of OOC compliance. Wetland conditions remain the same.

Compliance and Enforcement and Complaints

- N/A

Other Projects

- Old Swamp River Brook Trout Study-negative results for all fall samples.

Utilities

- Pleasant St – replacement of conductors, vegetation management

Planning Department Reviews

- N/A

Other

- N/A

Next Meeting

- December 19, 2023. New filings may include:
 - 0 Northern Ave
 - Amended OOC for 59 Lakeview

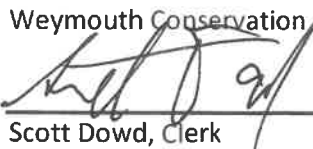
13. Adjourn

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to adjourn the meeting at 7:45 p.m.

3-0 Unanimous rollcall vote

14. Next regularly scheduled meeting – December 19, 2023

Weymouth Conservation Commission Minutes November 14, 2023



Scott Dowd, Clerk

Respectfully submitted by,

Ann Flynn Dickinson
Recording Secretary

