

**WEYMOUTH CONSERVATION COMMISSION  
RECORD OF MINUTES AND PROCEEDINGS**

**Wednesday, May 30, 2018, 7:00 p.m.  
McCulloch Bldg., McElroy Rm., 182 Green St., Weymouth, MA**

**Present:** Thomas Tanner, Chairman  
John Reilly, Vice-Chairman  
Scott Dowd, Clerk  
Frank Singleton, Vice-Clerk  
George Loring, Commissioner

**Also Present:** Mary Ellen Schloss, Conservation Administrator

Chairman Tanner called the May 30<sup>th</sup> Conservation Commission meeting to order at 7:00 p.m.

**Approval of Minutes**

The minutes of April 25, 2018 were reviewed and accepted.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to approve the April 25<sup>th</sup> minutes.*

**195 Park Ave. West – Request for Minor Modification**

**Sunoco Sunset**

**Map 44, Block 483, Lot 4**

**DEP File # 81-1199**

***Construct canopy over gas pumps***

As an abutting neighbor, Chairman Tanner recused himself from the hearing. Vice-Chairman John Reilly presided over the proceedings.

Shawn Hardy, Engineer for the applicant, appeared before the Commission. He explained that, as DEP had given a deadline for the upgrade of the underground tanks, the canopy wasn't constructed at the same time and he is now requesting it as a minor modification. He said the footings are already in place and work will probably only take one day.

Ms. Schloss approved the canopy.

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 5-0 to approve the minor modification.*

**20 Humphrey Street - Request for Amendment to Order of Conditions, Public Hearing  
Ryder Development  
Map 22, Block 292, Lot 34  
DEP File # 81-1187**

***Retaining wall and drain line relocation for multi-family residential project***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to open the public hearing.*

Appearing before the Commission were Ken Ryder, owner, and Al Trakimas, consulting engineer. Abutter notices were submitted.

Mr. Trakimas explained that there have been a few changes to the project:

- Building footprint is a little larger
- 12 units instead of 10
- 2 stories instead of 3
- 1-2 feet further from wetlands
- Retaining wall has been constructed

Mr. Trakimas said the issue is with the town storm drainage pipe. He mentioned that there is an easement that goes through half of the property and stated that Mr. Ryder will provide an easement for the rerouted town drain pipe. (The wall was built without approval over the storm drain pipe and pipe easement.)

Mr. Trakimas said they are ready now to relocate the pipe. He said that DPW requested the abandoned drain line be capped at both ends.

Cmmr. Reilly asked if the Enforcement Order had been satisfied; Ms. Schloss said that all 6 items had been taken care of, including:

- Erosion caused by discharge has been addressed
- Stone has been added to slowly dissipate water entering from adjacent parking lot
- Temporary outfall has been replaced

Ms. Schloss stated that town engineering made comments on the project and those will be included in the conditions. She also reminded the applicant of the 2-year monitoring period for the slope restoration work. Ms. Schloss then reviewed other items that need to be attended to on this project:

- There should be some final loam and seed between the retaining wall and the boulder wall
- The serious knotweed problem could be helped with some planting adjustments (fewer but taller plants)
- Occupancy Permit requires a minimum of a Partial Certificate of Compliance for drainage, loam and seed, and possibly plantings
- Sequence of work needs to be discussed before work begins, especially timing for removal of exiting outfall

*Public Comments*

Bob Fuqua, 28 Humphrey Street, told the commission that over recent months his concrete boundary marker has disappeared and he can only assume one of the contractors for Mr. Ryder's project removed it.

Mr. Ryder promised Mr. Fuqua he would pay for a new survey and to replace the missing boundary marker.

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to close the public hearing.*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to issue an Amended Order of Conditions with special conditions and to include in Findings the reason for the Amendment.*

**North Weymouth Beach Connection Project - Notice of Intent, Public Hearing**

**Town of Weymouth**

**Map 2, Block 12, Lot 10**

**DEP File # 81-1213**

***Rock revetment and pedestrian walkway to connect Wessagussett and Lane beaches***

Appearing before the Commission, and representing the town, were Jay Norton and Roger Michniewicz, engineering design consultants with Coastal Engineering.

Mr. Norton explained that this project is for the purpose of building a pedestrian walkway, restoring the coastal bank and to increase aesthetics and safety in the area.

Mr. Michniewicz said that, about a year ago, Coastal Engineering became involved with the project to assist with permitting. He described the many concrete remnants (foundations and walls) found on the beaches dating back to 1928; these structures did not require licensing.

In 1994 the necessity to stabilize the wall was considered an emergency. He stated that the rock revetment has become somewhat unraveled. There is also a lot of debris on the beaches, including broken bottles. He said their proposal includes:

- New stairs from Wessagussett Road
- Handicapped parking
- Removal of concrete from the rocky beach (all will be crushed and reused on-site)
- New 8 foot-wide sidewalk

Mr. Norton remarked that harvesting shellfish will be prohibited from the area. He also said the shoreline has been severely altered and, after the March Nor'easters showed the vulnerability of the roadway utilities, they consider this an emergency situation.

Mr. Michniewicz said, typically, this work is done in the winter and most components are constructed off-site. He expects the project to take 2-3 months.

Bob Luongo, Planning Director, explained that the design for this project is being funded by a state grant. For the actual construction, 80% will be paid by a Seaport grant and the remaining 20% will either be paid by the town, or waived completely due to the town's status as a Housing Choice Community. If concrete is used, instead of timber (for the boardwalk) the estimated cost of the project is \$3.2 million.

Mr. Norton said permitting will take about a year to obtain, so he projected that the town can apply for grant money summer of 2019.

Comments from the Dept. of Environmental Protection (DEP) regarding impacts to Coastal Bank were handed out, along with information on the location of existing and former retaining walls located above Mean High Water. The town will need to prepare a written response to DEP comments.

Ms. Schloss said she will try to arrange for a site visit with Coastal Zone Management before the June 20<sup>th</sup> meeting.

#### *Public Comments*

Eleanor and Mike Glavin, 72 Regatta Road, asked if a ramp (instead of stairs) could be used to access the beach. Mr. Glavin also mentioned the absence of handrails and reminded everyone that the purpose of the project is for handicap access *between* the two beaches. The matter was discussed and Mr. Luongo said they will look into the ramp option.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue the hearing to the June 20<sup>th</sup> meeting.*

#### **207 Sheri Lane - Notice of Intent, Public Hearing**

**Danielle Venti**

**Map 64, Block 637, Lot 26**

**DEP File # 81-1211**

***Expand yard, remove trees, modify decks, construct patio & fence***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to open the public hearing.*

Appearing before the Commission were Shawn Hardy, Engineer, and owners Robin Goodliss and Danielle Venti. Mr. Hardy explained the project is to create a safe environment for children on a corner lot. He said there are wetlands in the rear of the property and there will be some selective tree removal.

Ms. Schloss said she did not want any *new* lawn in the 25-ft. buffer and asked if the proposed fence could be angled away from the wetlands. Mr. Hardy drew a proposed fence line, and the Commission agreed with the revised fence location.

Mr. Hardy said the 4-ft. fence will be chain link in the back and white picket by the driveway.

There were no public comments.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to close the public hearing.*

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0 to issue an Order of Conditions with proposed changes.*

**226 River Street - Notice of Intent, Public Hearing**  
**Jeffrey Kent**  
**Map 3, Block 2, Lot 23 & Block 3, Lots 32 and 40**  
**DEP File # 81-1212**  
***Garage, new driveway, Riverfront mitigation planting***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to open the public hearing.*

Appearing before the Commission were Brad Holmes, PWS, and owner Jeffrey Kent. Abutter notifications were submitted.

Mr. Holmes explained that this is a simple project that is fully within the 200-ft. Riverfront area. He said the property is a pre-developed lot created before the Riverfront Act so has to comply with Riverfront *re-development* standards, and there will be mitigation provided. Mr. Holmes said they will be removing portions of the asphalt driveway, creating a native planting bed, cleaning up storm damage and vegetating the eroding coastal bank with native species.

Ms. Schloss said she would like to see jute netting installed to stabilize the coastal bank work area, would like to require the person planting the vegetation to have coastal bank experience and would require a site visit to review the coastal bank area prior to work. The Commission concurred.

Other agreements made:

- Mr. Holmes said a swale can be created to protect neighbors from runoff
- Norway maple will be saved if possible, but Commission gave approval to remove if needed
- No monitoring period for planting mitigation will be needed
- Roof runoff to be infiltrated with gravel drip strip or dry well.
- Catch basin in vicinity of work to be protected

There were no public comments.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to close the public hearing.*

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0 to issue an Order of Conditions with conditions mentioned.*

**Other Business**

**Alexan 81-1046, transfer of performance bond:**

Ms. Schloss explained that Bristol Brothers Development wants to transfer the bond to the new owners, Upton Partners. Jake Upton, one of the principals, was in attendance.

Mr. Upton asked if the amount could be reduced once the Partial Certificate of Compliance is issued.

Ms. Schloss said 10% would be \$74,000 and that would cover any plantings that still needed to be done.

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0 to:*  
*(a) allow the bond to be reduced to \$74,000 (10%) once a Certificate of Compliance has been issued for all work except the 3-year monitoring period, and*  
*(b) to release Bristol Brothers from Bond #PB00236800076 upon receipt of the bond re-issued under Upton Partners.*

**Mitchell Lane outfall, 81-1169:**

Work will be done in the basin and the applicant has requested an extension of the outfall pipe by about 50 feet; Ms. Schloss said she would put Mitchell Lane on the agenda for June 20<sup>th</sup>.

Chairman Tanner said Ms. Schloss can make an Administrative decision on the pipe extension.

**Municipal Vulnerability Project:**

There will be a public listening session on June 7<sup>th</sup> to discuss the work conducted under the state grant.

**Whitman's Pond Vegetation Management:**

DPW's Order of Conditions for vegetation management will expire in June and this will be on the June 20<sup>th</sup> agenda.

**Next Meeting:** June 20<sup>th</sup>.

**CPC Update:**

The Weymouth-Braintree Regional Recreation-Conservation District will be requesting \$65,500 from both Weymouth and Braintree CPCs to provide a needed 50% match for an Army Corps of Engineers project to design fish passage improvements from Weymouth Landing fish gate to Pond Meadow Dam.

**Administrator's Conservation Report**

Report dated 5/30/2018 was handed out.

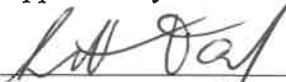
**Adjournment**

*On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to adjourn at 10:00 p.m.*

Respectfully submitted by,

Patricia Fitzgerald  
Recording Secretary

Approved by:

  
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Scott Dowd, Clerk

  
\_\_\_\_\_  
Date