

WEYMOUTH CONSERVATION COMMISSION
RECORD OF MINUTES AND PROCEEDINGS

2022 MAY 11 PM 2:11

Tuesday, June 22, 2021

Present: Frank Singleton, Acting Chairman/Commissioner and Vice-Chairman
Scott Dowd, Commissioner and Clerk
George Loring, Commissioner
Al Donovan, Commissioner

Not Present: John Reilly, Chairman

Also Present: Mary Ellen Schloss, Conservation Administrator
Andrew Hultin, Assistant Conservation Administrator
Ann Flynn Dickinson, Recording Secretary

Acting Chairman Singleton called the Commission meeting to order at 7:00 p.m.

1. Review of Minutes – March 23

Motion made by Cmmr. Donovan and seconded by Cmmr. Loring with the revision of Bob Luongo not be referred as Cmmr. throughout the minutes.
4-0 unanimous rollcall vote

2. Charlotte St "O" Finnell Drive – Notice of Intent (NOI), Public Hearing (DEP File #81-1272)

Request for Continuance has been received to continue until July 27 meeting.
Motion made by Cmmr. Loring and seconded by Cmmr. Donovan.
4-0 unanimous rollcall vote

3. Concannon Circle – Request for Partial Certificate of Compliance (DEP File #81-308)

Ms. Schloss presented the overview that this property is a new home in the Essex Heights subdivision that is outside of the wetland buffer zones. There was never a final Certificate of Compliance (COC) for the subdivision. She recommends a Partial Certificate of Compliance in order to get the house sold. There are no issues here, just a housekeeping matter.

Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to issue the Partial Certificate of Compliance.
4-0 unanimously rollcall vote

4. 10 Simonds Lane – Request for Partial Certificate of Compliance (DEP File #81-1234)

Ms. Schloss presented the overview on this property, it is also a subdivision for which a Final Certificate of Compliance was never issued. The house is outside of the wetlands buffer zone. This close-out is essentially a formality. She recommends the Partial Certificate of Compliance.

Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue the Partial Certificate of Compliance.
4-0 Unanimous rollcall vote

5. 371 Front Street – Request for Final Certificate of Compliance (DEP File #81-1230)

Ms. Schloss presented an overview on this property for construction of a detached garage on a single family house. The owner is an engineer and everything was according to the plans. She recommends a Final Certification of Compliance.

Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to issue the Final Certificate of Compliance.

4-0 Unanimously rollcall vote

6. 119 Fort Point Road – Request for Certificate of Compliance (DEP File #81-1238)

Kevin and Pamela Harris, the owners presented that they started this project 5 years ago and they were recipients of a FEMA grant to elevate their home. Photos were presented showing the home was raised on concrete pilings. The garage was placed underneath. It has breakaway walls as well as flood vents. The final paving will be completed on Thursday.

Ms. Schloss corrected the height of the building and that the grades were not going to change with a letter from the land surveyor. All is in order.

The driveway and the loam and seed are not in yet. All underneath the house is stone. Some areas the grade will be brought down and seed brought in. We want to discuss if this is ready for a Final Certificate of Compliance since grass and seed will not be done until August. They are refinancing and need a Certificate of Compliance (COC) for that. It is separated by the wall to the wetland area and the beach across the street. She is comfortable with a final now, or maybe we want to issue a partial with final having those items mentioned completed.

Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to issue a Final Certificate of Compliance.

4-0 Unanimous rollcall vote

7. 234 River Street – Request for Determination

Request was made to move this item between item 9 and 10

8. 49 Ketcham Lane - Continued Violation Hearing

Rui Gomes was here to present he is in communications with Hardy Mann (engineers) and Ken Thomson (wetland scientist) and he is waiting for a contract for when a survey could be done which will be about 5-6 weeks out.

Ms. Schloss stated what she was looking for from those professionals is the property line and the wetlands. Mr. Hultin and herself are available to talk to these professionals once they are engaged. We can put it on the agenda for the August meeting and have Rui file for a Notice of Intent (NOI).

9. 9 Ashley Circle – Request for Determination

Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to open the public hearing.

4-0 Unanimous rollcall vote

Doreen Foster just arrived to present.

Ms. Schloss states Abutter Notices and Legal Notices are confirmed to have been printed.

Doreen wanted to replace the deck and attach a Gazebo 12 x 14.

Ms. Schloss and Mr. Hultin did a site visit and viewed the deck to be raised and replaced. There is a flat backyard and it slopes with the wetlands at the base of that hill. The survey plans were provided. This is a simple project and she has no issue with a Negative 3 Determination. There is a hemlock tree dead which is very tall and concerned about it falling and we discussed to have at least the top of it cut so it would not be a safety hazard. A tree climber is suggested in lieu of having heavy equipment on the land.

With no comments from the public,

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to close the public hearing.

Motion as made by Cmmr. Loring and Seconded by Cmmr. Donovan to issue a Negative 3 Determination along with standard conditions and any special conditions.

4-0 Unanimous rollcall vote

BACK to #7

234 River Street

Motion as made by Cmmr. Dowd and seconded by Cmmr. Donovan to open the public hearing

4-0 Unanimous rollcall vote

Mr. Jed Hannon, PE was here to present and stated he had met with the BZA and received a lot of pushback of the size of the garage and the location of it. They met with the homeowners and shaved off a portion of the driveway to reduce the impervious amount.

Ms. Schloss presented a slide with the outline of proposed work. They have shaved off 440 sq ft. from the original proposal. There is a detail sheet that was sent showing down spout detail into a stone leaching pit that was added. There is a portion removed of asphalt on the left side to decrease the size and as a result they have come under and are withdrawing their BZA application.

Ms. Schloss did speak to Eric Schneider about the BZA. This is complicated and they need to get confirmation from him if they need the variance. There is a trench drain at the bottom of the driveway. With regard to the infiltration you have a detail that is not clear on the size.

Mr. Hannon responded it is circular and it is 4 foot diameter and 4 foot deep. He confirmed that both are the same size.

Ms. Schloss read a letter submitted by the Kent's who are abutters to this property (see attached). They voiced in favor of the construction. She recommends that they confirm no variance needed from the BZA and also went over standard conditions and special conditions that would have to be met. She then read a letter into the record from Mr. & Mrs. Pompeo who is not present (please see attached).

Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to close the public hearing.

4-0 Unanimous rollcall vote

Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to approve a Negative 3 Determination.

4-0 Unanimous rollcall vote

10. Washington Street/White Oaks Lane – Notice of Intent, cont'd Public Hearing (DEP File 81-1271)

Frank Marinelli, Attorney for Hanover Company, presented the proposal for the 1325 Washington Street project which has already received a MEPA Certificate as of June 9th. The MEPA Certification concluded that an Environmental Impact report is not required. One week last on June 16th the proposal received a unanimous 4-0 approval to permit from the Zoning Board of Appeals since the proposal complies in every aspect. He then went into detail with slides what the proposal includes.

Gabe Crocker the Project Engineer tonight he wanted to go over the plans and touch on each checkpoint along the way in detail.

They did receive the peer review comments from CEI and highlighted certain items and requirements previously discussed and changes to the plans along the way.

Elisha Musgraves from Comprehensive Environmental Inc. presented her comments and recommendations based on the peer review. Some flags were raised and she made sure to highlight what would be in violation of the Wetlands Protection Act. She also presented photos to go along with her presentation.

Ms. Schloss thanked Elisha for the presentation Elisha did discuss the possibility of a design meeting. The Conservation Staff would like to be at that meeting as well to go over any ideas and figure things out by email.

Motion was made by Frank Singleton and seconded by Cmmr. Donovan to continue this public hearing until July 27.

4-0 Unanimous rollcall vote

11. Adjournment

Motion was made by Cmmr. Loring and seconded by Al Donovan to adjourn at 9:45 pm and to reconvene tomorrow at 7 pm to conclude the meeting agenda.

4-0 Unanimous rollcall vote

12. Next Scheduled Meeting – June 23, 2021

Respectfully Submitted by,

Ann Flynn Dickinson
Recording Secretary

Approved by:



Scott Dowd, Clerk