

WEYMOUTH CONSERVATION COMMISSION MEETING
TUESDAY, JANUARY 25, 2022
TOWN OF WEYMOUTH CONSERVATION COMMISSION
75 MIDDLE STREET, WEYMOUTH, MA
7:00 P.M.

2022 MAY 11 PM 2:10

Remote Virtual Access via Webex

Remotely Present: John Reilly, Chairman
Frank Singleton, Commission and Vice Clerk
Scott Dowd, Commissioner and Clerk
George Loring, Commissioner
Al Donovan, Commissioner

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

1. Minutes – September 28, 2021, November 16, 2021

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

5-0 Unanimous rollcall vote

**2. 104 King's Cove Beach Rd – Notice of Intent (NOI), Public Hearing, Continued
DEP File #81-1278
Gilvan Miranda
Map 4, Block 55, Lot 38
After-the-fact filing for concrete pad and fence**

Ms. Schloss states she has received a request for continuance to the February 22nd meeting.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to continue this item until the next meeting on February 22nd, 2022.

5-0 Unanimous rollcall vote

- 3. 69 Norton Street- Notice of Intent, Public Haring, Continued**
DEP File #81-1281
Jimmy Kelly, Bert's Boatyard
Map 10, Block 128, Lot 4
Construct/replace existing shoreline revetment

Ms. Schloss states she has received a request for continuance to the February 22nd meeting.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to continue this item until the next meeting on February 22, 2022.

5-0 Unanimous rollcall vote

- 4. 59 Lakeview Road – Notice of Intent (NOI), Public Hearing, Continued**
DEP File #81-1277
Map 30, Block 386, Lot 1
Tayson Ng
Demo and rebuild single-family home

Brad Holmes is on the video call to present together with Tayson Ng the owner. This is a reconstruction of a dilapidated single-family home within the Buffer Zone to Whitman's Pond, within River Front Area and Bordering Land Subject to Flooding. He described where they are with this project since it was presented last summer to the Commission. Mr. Holmes did define this as a demolition and a rebuild.

Ms. Schloss recommends the following conditions:

- Standard Conditions
- Construction period dewatering with standard and specific language in pre-construction meeting
- Riverfront Mitigation 754 sq ft. of an area to include:
 - Removing the turf
 - Conservation seed mix
 - Six saplings
 - Fourteen shrubs
 - Meet with the hired Professional Wetlands Restoration, Brad Holmes before/or during the restoration work. Be present on site as work starts
 - May need additional erosion controls, leaving flexibility for this
 - A schedule of the project
 - Two Year monitoring of the mitigation plan with an annual report
 - Request for vista pruning, maybe combined with mitigation plan

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

5-0 Unanimous rollcall vote.

Ms. Schloss recommends the issuance of an Order of Conditions (OOC) together with the special conditions mentioned here tonight.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Standard Order of Condition together with all the special conditions mentioned here tonight.

5-0 Unanimous rollcall vote

5. Massapoag Subdivision – Notice of Intent (NOI), Public Hearing, Continued
James Bristol, Weathervane Massapoag LLC
DEP File #81-1286
Map 44, Block 504, Lot 8 & Block 505 Lots 1 & 2
Seven Lot Subdivision

This is a continued Public Hearing and does not require another motion to open.

Gabe Crocker was on the video call to present from Crocker Design Group with a detailed presentation of the Massapoag Subdivision. He updated everyone on the previous designs which lead into the current design.

Discussion with questions and answers between the Commission and applicant were answered while going over the plans shown in detail.

With no comments from the public,

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

5-0 Unanimous rollcall vote

Ms. Schloss wanted to clarify since the Public Hearing is closed will need to continue this to vote on the Order of Conditions (OOC) and information will be forwarded to Gabe with reference to the time of year restriction during nesting bird season.

6. 36-106 Finnell Drive – Request for Determination, Public Hearing
Michael Rota, RPI Finnell Drive LLC
Map 36, Block 452, Lots 2,3,4,13,15
Tree Pruning

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

5-0 Unanimous rollcall vote

Michael Rota was on the call to present and states he is looking to prune the trees along the perimeter of the property with 3 or 4 to be taken down completely. The roots are starting to get under the parking lot over the past 10-15 years.

Mr. Hultin who had an on-site visit with the applicant and went over the area as follows:

- Two dozen trees that need pruning
- Three are proposed for removal
- Standard tree removal conditions
- Trees to be cut at ground level
- Stumps not to be ground out
- No machinery to be used beyond the pavement

With no comments from the Public,

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

5-0 Unanimous rollcall vote

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Negative 3 Determination with standard tree cutting conditions.

5-0 Unanimous rollcall vote

7. 138 Lorraine Street – Notice of Intent, Public Hearing
Joan Horner
DEP File #81-1285
Map 30, Block 386, Lot 1
Retaining wall and site grading

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

5-0 Unanimous rollcall vote

Gabriel Padilla with Grady Consulting was on the phone to represent Joan Horner. Ms. Horner is the homeowner and has issues with ponding in her backyard which runs along the edge of the

wetland. They are proposing to build a retaining wall and raise the level of the backyard. He continued in detail the plans that were shown to the Commission and public.

With no comments from the public

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

5-0 Unanimous rollcall vote

Ms. Schloss recommends issuing the Order of Conditions (OOC) as discussed tonight including:

- Removal of the shed
 - Planting plan
 - One-year monitoring after planting
 - Pulling back the sump pump pipe.
- One-year monitoring period with a Report from a Wetland Scientist
- A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to issue an Order of Conditions (OOC) with conditions as discussed here tonight.

5-0 Unanimous rollcall vote

8. Fore River Channel Light – Notice of Intent, Public Hearing

Michael Carosotto, US Coast Guard

DEP File #81-1288

Replace existing Fore River Channel Light

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

5-0 Unanimous rollcall vote

Christine Perron, and Steve Hoffman with the consulting firm McFarland Johnson were on the call to present. Christine also introduced Kirk Ryden from Appledor Marine Engineering who was also on the call. They are proposing on behalf of the USCG to replace 5 aids to navigation in Massachusetts Bay and the one they are speaking of tonight is located in the Weymouth Fore River. They are all located in different municipalities. This will be a replacement of an existing channel light structure and they went through the details of how the work will be completed.

Mr. Hultin and Ms. Schloss recommend that:

- This item be continued until the commission receives comments from the Division of Marine Fisheries
- The Best Management Practices noted in the NOI application be incorporated into the Order of Conditions

A Motion was made by Cmmr. Loring and seconded by Cmmr. Singleton to continue this item until the February 22 meeting.

5-0 Unanimous rollcall vote

9. 445 Broad Street – Notice of Intent, Public Hearing

Sean Sullivan

DEP File #81-1287

Map 21, Block 291, Lot 23

Proposed in-ground pool

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

5-0 Unanimous rollcall vote

Sean Sullivan was on the call to present. He would like to install a fiberglass 12 x 25ft pool just outside the wetlands. He will be using a cartridge filter and saltwater system as to not harm the environment.

Mr. Sullivan sent a revised plan for the Commission to review showing the pool further away from the slope due to concerns over the slopes stability.

With no comments from the public,

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

5-0 Unanimous rollcall vote

Mr. Hultin recommends issuing an Order of Conditions (OOC) with Standard Pool Order of Conditions, together with a condition to move the shed.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to issue the Order of Conditions with the Standard Pool Order of Conditions and a provision for moving the shed.

5-0 Unanimous rollcall vote

10. Other Business

Ms. Schloss announced she will be getting in touch with people for required signatures of documents.

11. CPC Update

Cmmr. Loring reports that they finally had a meeting. The Whitman's Pond Wheat Management Study was funded for \$18,750 ESS Group finally submitted final draft to Ms. Schloss and should be posted on the Town's Website soon.

The Pedestrian Bridge over the Herring Run to Lovell Playground was funded for \$182,341. The Town recently received the Chapter 91 License.

Back River Trail, Route 3A entrance was funded for \$77,428 and project is completed.

Land Acquisition For Open Space was funded for \$100,000 with no properties being acquired yet.

12. Herring Run Update

Cmmr. Loring reports they are getting ready for the season. They were out cleaning up debris up at Iron Hill and keeping an eye on things making sure everything is ready for the Herring.

13. Conservation Report

New Projects:

200 Libbey Parkway the Children's Hospital project is going to be starting shortly. Pre-Construction meeting happening shortly and the same for the **655 Washington Street**, Boston Motel will also be starting up.

109 Regatta Road site meeting this morning and met with the Construction Company who stated they could not start this job now. Ms. Schloss recommended that the file a notice of intent since this started back in August where the slope collapsed. The emergency certificate expires September 2 and they need to come in next meeting for Slope repair and Septic repair.

Route 18 widening – there are between 20-25 trees to be planted in the Front Street area and maybe looking at more trees to be planted in the area. We can argue with mitigation with MASDOT over the tree that has to be removed.

MASDOT project at Neck Street - where the new manholes were constructed for inflow and outflow in the saltmarsh. The trash rack was installed on that, when our OOC asked for opening be no smaller than 6 inches square per Ed Reiner at the EPA. They have been measured and are 4 inches square. It will pass small fish, but may want to put on a future Agenda. There is a two year monitoring period for this project.

Pleasant Street Billboard – Mr. Hultin was present during the recent sediment removal work.

19 Perkins Road project at the end of South Cove was an OOC for a garage and a swimming pool that have been construction. There was Mitigation planting plan for 16 shrubs to be installed along the pond and a fence has now been installed so the plantings would have to be on the lawn side, instead of the pond side which was not the intention. The Commission indicated they want the applicant to come into a meeting and put it on agenda. Ms. Schloss will get in touch with them and invite them.

Compliance Enforcements and Complaints:

Debris behind Shaws- property owner has indicated the trash has been cleaned up and that they are willing to install a fence to prevent future trash from entering the wetland.

Whitman's Pond Vegetation Management a final report has been done. There is going to be a Notice of Intent NOI filed sometime this spring.

Iron Hill Park Feasibility Study and Conceptual Designs had their second Community Meeting on December 9th there will be another meeting with the date to be determined.

Snop Dam removal – good kickoff meeting. DER is going to hire a contractor to conduct a feasibility assessment and cost assessment. They will be doing some sediment samples.

Arbor Hill Conservation Restriction has been signed by the Executive Office of Environmental Affairs and will be recorded soon.

Plymouth River flood study The town will be applying for FEMA funding to study the flooding issue

Upcoming Opportunities:

MACC has their Winter Confer March 1 – 12 to be held remotely. Let Ms. Schloss know if anyone wants to attend.

14. Adjourn

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to adjourn the meeting 9:00 p.m.

5-0 Unanimous rollcall vote

15. Next Meeting – scheduled – Tuesday, February 22, 2022.



Scott Dowd, Clerk

Respectfully submitted by,

Ann Flynn Dickinson
Recording Secretary