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WEYMOUTH CONSERVATION COMMISSION MEETING

TUESDAY, March 28th, 2023 2023 APR 28 AM 10:48

McCulloch Building 182 Green Street

Mary McElroy Room

7:00 P.M.

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

Also Present: Andrew Hultin, Conservation Administrator
Mike Perrin, Assistant Conservation Administrator

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

1. Minutes –January 31, 2023

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

5-0 Unanimous roll call vote

2. 137 & 141 Wessagussett Road-Request for Final Certificates of Compliance (COC)

Ronald Cavallo

DEP File #81-1255 & 1256

Map 4, Block 36, Lots 3 & 4

Construction of two single-family dwellings

Ronald Carvallo was not present.

Mr. Hultin states this was a reconstruction of two single family homes. The Order of Conditions was issued in 2019. A minor modification request was granted removing two rain gardens from the approved plans. The work is completed according to the OOC. FEMA elevation certificates have been signed off by the Building Dept. The resource areas are wetland in the rear, and the site is within barrier beach. A site visit confirmed the submitted as-built. Mr. Hultin recommends issuing Certificates of Compliance for both properties.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue the Certificates of Compliance.

5-0 Unanimous roll call vote

Chair Reilly recognized, introduce and welcomed the new Assistant Conservation Administrator Mike Perrin.

3. 68 Gilmore Street – Request for Determination of Applicability, Public Hearing
Keerstin & Keith Lohnes
Map 20, Block 81, Lot 15
Proposed farmers porch

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

5-0 Unanimous roll call vote

Mr. & Mrs. Lohnes were present their proposed plan of adding a 26 x 12ft front farmer's porch which will be the length of their existing foundation.

Mr. Hultin confirmed that their proposal is for a 26 x 12ft farmer's porch. Photos of the property were shown to the audience and Commission for review. The project is within buffer zone to coastal beach and bank. Mr. Hultin recommends issuing a Negative 3 Determination of Applicability with conditions for sediment and erosion controls and stockpiling. Recommend taking stockpiled material off site when feasible.

With no comments from the Public,

A Motion was made by Cmmr. Dowd and seconded by Cmmr. Donovan to close the Public Hearing.

5-0 Unanimous roll call vote

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Negative 3 Determination with special conditions mentioned tonight.

5-0 Unanimous roll call vote

4. 260 Forest Street – Request for Determination of Applicability, Public Hearing
Nancy O'Loughlin
Map 30, Block 379, Lot 9
Construct 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

Ms. O'Laughlin was here to present. Photos were shown to the audience for review of the existing structure of a semi in-ground pool that will be replaced with an in-ground pool with a full concrete apron with keeping existing shed. A sand filter will be used.

Mr. Hultin confirmed this is a replacement for the semi-in-ground pool with an in-ground pool the information given by the applicant and recommends a Negative 3 Determination with erosion and sediment controls.

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 special conditions mentioned tonight.

5. Other Business

Mr. Hultin reports Ethics Training is upcoming and everyone will be receiving an email on the details.

6. CPC Update

Cmmr. Loring reported there was no meeting, however they did have an emergency meeting, but not for this topic.

7. Herring Run Update

Cmmr. Loring reports the Pump Station blew a seal and pumped sewage into the Herring Run. He also reports that Herring Run cleanup is April 1st.

8. Conservation Report

- 138 Fort Point Road- excavation about to start.
- 59 Lakeview – beginning construction of foundation for single-family dwelling, Conservation gave permission to remove 1 tree, contractor has until the end of the week to finish the foundation work to comply with time of year restrictions outlined in OOC.

Ongoing Construction (Partial list)

- 824 Washington Street culvert repair – construction complete and stabilization under progress, flow restored and basin filled, expected completion by summer.
- Hanover – vernal pool monitoring schedule for next week.

- Elks – installed drainage system and bringing site to grade, some turbidity released into Plymouth River during recent rain events, concerns addressed by contractor.

Compliance and Enforcement and Complaints

- 541 Front Street – no update.
- 137 & 141 Wessagussett Road – satisfactory work completed, a release issued from Notice of Violation issued 2/9/23.
- 94 Bluff Rd Dock – NOV for unpermitted dock, likely submitting an after-the-fact NOI.

Other projects

- Whitman's Pond Vegetation Management – waiting for DEP decision.
- Osprey Overlook Cleanup – resident cleaning 1-2 tons flotsam from marches. Dumpster almost filled.
- Great Hill proposed improvements – working with Recreation Department on small projects to improve wildlife habitat and expand recreation access.
- Lovell Pedestrian Bridge – site is stabilized, no work planned until after herring migration.
- Fore River Trail – signed contract and kick-off meeting with Woodard and Curran for feasibility and design for trail from Commercial St to Idlewell across sale marsh, and assessment of existing conditions (collapsed culvert, road over marsh, etc.)
- Incinerator – DPW is designing and construction a small section of paved trail in the footprint of the old incinerator. The trail will connect to existing paved trail. Conservation staff will oversee seeding and planting for the project to ensure native plant are used and habitat is enhanced.
- SNUP – working with SLR, DFG, and DPW to determine exact design of work with existing and developing data. Phase two almost complete.

Utilities

- Mass Electric Company—replacing utility poles on Pearl St and Wharf St within buffer zone, all work being conducted from existing paved/unpaved roadways, approved administratively because it meets minor activity provisions.
- Tara Gardens –installing sewer line under existing paved roadway within buffer zone, approved administratively because it meets minor activity provisions.

Planning Department Reviews

- Brewhouse – mixed-use development within RFA with proposed 32 residential units, 29 space parking garage, with 84 restaurant seats.

Other

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- Wharf St Pump Station failure – pump station failure last Friday resulted in discharge of sewage into the Back River. DPW addressed the issue as quickly as they could, DEP and DMF were notified of the release
- Herring arrival in Back River 3/23/23.

Next Meeting

- April 25, 2023. New filings may include:
 - Grape Island
 - 194 Broad St
 - 78 Lake Shore Dr
 - 73 Regatta Rd
 - 550-560 Washington St (Union St Brewhouse)
 - 97 Libbey Industrial Parkway

9. Adjourn

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to adjourn the meeting at 8:00 p.m.

10. Next regularly scheduled meeting – Tuesday, April 5th, 2023.

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Scott Dowd, Clerk

Respectfully submitted by,

Ann Flynn Dickinson
Recording Secretary