

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

2018 SEP 14 PM 3:26

**Wednesday, August 22, 2018, 7:00 p.m.
Weymouth Town Hall 75 Middle St.
Council Chambers 2nd Floor, Weymouth, MA**

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

Also Present: Mary Ellen Schloss, Conservation Administrator

Chairman Tanner called the Commission meeting to order at 7:00 pm.

Approval of Minutes:

The minutes of July 18, 2018 were reviewed.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to approve the minutes from July 18, 2018 as written.

**MassDOT Drainage Repair – Notice of Intent (NOI), WITHDRAWN
666 Bridge St, and 267 Neck St.
Map 5, Block 13, Lots 7, 13, and 46
DEP File #81-1215
*Drainage system maintenance/replacement***

Ms. Schloss reported that MassDOT withdrew the NOI for this project and is planning to submit a redesign.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0 to accept the NOI withdrawal.

**North Weymouth Beach Connection Project – Notice of Intent, Public Hearing - Continued
Town of Weymouth
Map 2, Block 12, Lot 10 & Map 4, Block 21, Lot 3
DEP File #81-1213
*Rock revetment and pedestrian walkway to connect Wessagussett and Lane beaches***

Ms. Schloss said a request for an extension to Sept. 19th had been requested, and a redesigned project plan will be received before Sept. 12th (or another extension of time will be requested). Michael Glavin, 72 Regatta Road, said he and his wife wrote to the state requesting full consideration of their concerns.

Mr. Glavin said they are in support of the project, they just want changes in design to be considered.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to September 12, 2018

38 Greenwood Ave. – Request for Partial Certificate of Compliance

Donald Mullaney, Aldon Electric

Map 25, Block 335, Lot 5

DEP File # 81-1156

Storage building, drainage modifications, restoration plantings

Ms. Schloss said a request was received to table this item until the Sept. 12th meeting.

On a motion made by Cmmr. Riley, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to September 12, 2018

51 Fort Point Road – Notice of Intent, Public Hearing

Thomas Tasney

Map 2, Block 9, Lot 5

DEP File #81-1224

Raise existing structure above FEMA base flood elevation

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

Owner, Thomas Tasney, came before the Board. Abutter notifications were submitted.

Mr. Tasney said he would like to raise his house (about 7 ft.) to above the flood plain, and will use break-away paneling. He said it will be the same footprint.

Ms. Schloss said the proposed house will be on pilings and, in Coastal Zone A, there are certain standards. She said the proposed Foundation Plan shows the number of concrete pier footings with top of foundation at elevation 15 and the base flood elevation at 12; there is 8 ft. between finish grade and the top of foundation.

Chairman Tanner said his only concern is with the break-away panels; Mr. Tasney said his engineer is working with the Building Dept.

Mr. Tasney was cautioned to keep the grade level to prevent any water from being pushed towards the neighbor's property.

Ms. Schloss said, 'no change of grade' will be included in the Order of Conditions (OOC).

There were no Public Comments.

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

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

573 Randolph Street – Request for Determination of Applicability, Public Hearing

Robert Laughlin

Map 56, Block 614, Lot 15

Storage shed addition

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 was owner, Robert Laughlin. Abutter notifications were submitted. Mr. Laughlin explained that he would like to add a 15'x16' addition to an existing shed; they will be using sonotubes, and dirt will be removed with an auger and used in the garden or taken off site.

Ms. Schloss recommended a Negative 3 Determination.

There were no Public Comments.

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

On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0 to issue a Negative 3 Determination of Applicability

6 Morningside Path – Request for Minor Modification

Jessica Kelman

Map 26, Block 346, Lot 18

DEP File #81-1190

Reconstruct driveway and grading

Appearing before the board were Jessica Kelman who explained the proposed modification. Ms. Kelman said that, now that she has seen how the water drains, she would like to change the

grading so it doesn't go on the neighbor's side of the street so as not to disturb their property. This change will result in less asphalt than shown on the original plan. She is also requesting to move the drywell further from the pond.

Ms. Schloss said she is comfortable with the changes and they will be an improvement to the project. She also mentioned that final landscaping, the driveway, and drywells will need to be finished for the Certificate of Compliance and Occupancy Permit. A Temporary Occupancy Permit, for 60 days, will be signed.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 5-0 to allow the modification.

475 Columbian Street – Violation Hearing

Richard Campot, Executor

Map 40, Block 482, Lot 16

Unauthorized fill in wetlands

Atty. Ed Krippendorf, representing Richard Campot, came before the board. Mr. Krippendorf explained that Mr. Campot is the executor for the property as the owner, Hugh Carmichael, died in 2015. Mr. Campot has already spent a great deal of money on this property and, as the full scope of this violation is unknown, he will need to figure out what is practical for him in undertaking this issue. They are asking the Commission for suggestions in determining the cost for this restoration. He will do what is necessary to prevent people from accessing the area.

Ms. Schloss suggested a site visit with Commission members; a Sept. 10th visit at 10am was agreed upon. Effort will be made to get an excavator out there for the site visit; in the meantime no more dumping or filling on the site.

On a motion made by Cmmr. Riley, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to September 12, 2018

Other Business

1400 Main Street: This will be a mixed-use development. The question is, what is the setback for mixed-use? It was suggested that Planning Director, Bob Luongo, be asked. Also suggested was that, if the water source to Union Point can be decided upon, the work can be done while Rte. 18 is under construction.

Compressor Station appeal: Cmmr. Singleton said the site plan doesn't show much fill, but the blow-up picture shows 8-9 feet of fill. He also said the coastal bank is eroding (due to March 2018 storms) and a revetment will be needed; he asked, who will do that? He said there could be 2 outcomes; the project goes back to ground zero, or the project goes forward.

Rte. 18 widening: Ms. Schloss reported that she is receiving bi-weekly monitoring reports. There have been a couple of discharges to the wetlands, but DEP is right on it.

CPC Update: Cmmr. Loring stated no meeting was held.

Conservation Report for July and August was provided.

Ms. Schloss provided the commissioners with documents to sign.

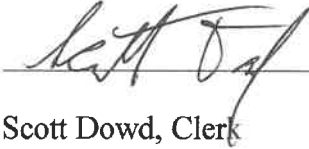
Adjournment:

On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to adjourn at 8:23 pm

Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:



Scott Dowd, Clerk

09/12/18

Date