

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

**Wednesday, November 14, 2018, 7:00 p.m. in the McElroy Room,
McCulloch Building, 182 Green St. 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 October 10, 2018 were reviewed.

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

**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 stated that the town is still reviewing the plans with state and federal permitting agencies and is requesting a continuance.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to Dec. 19, 2018

475 Columbian Street – Violation Hearing - Continued

Richard Campot, Executor

Map 40, Block 482, Lot 16

Unauthorized fill in wetlands

Richard Campot, the executor for the property, came before the board. He explained that he is 100% disabled and has been for the last 25 years. He stated that what money he had saved has all been spent on this property and they are trying to get the person that did the filling to admit responsibility.

Chairman Tanner told Mr. Campot that, until test pits are done, there is no way of knowing the extent of the fill. He stated that the test pits should be conducted prior to the next meeting and that Mr. Campot should come to the next meeting with the results.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to December 19, 2018

32 Jordan Drive-Request for Certificates of Compliance (COC)

Map 42, Block 497, Lot 37

***Final COC, DEP File # 81-569**

***Partial COC, Heather Estates Subdivision, DEP File # 81-429**

Single-family lot

Atty. Gene Guimond attended the meeting, on behalf of the law firm Baker, Braverman and Barbadoro who have been appointed as Special Master by the Probate Court, for purposes of selling the property. He is before the Commission hoping to clear up some title issues.

Atty. Guimond said that during a site visit it was discovered that a paved basketball court had been built near an intermittent stream.

Ms. Schloss said the basketball court was built within the 100 ft. buffer zone and that Google Earth photos show it was constructed in or before 1995. She said there is a lot of debris behind the shed, but she would be agreeable to having the debris removed and allowing the court to remain.

Atty. Guimond asked if the shed could remain. The Commission agreed to allow the shed to remain if they remove the debris behind the shed.

Ms. Schloss said she was in favor of issuing the Partial COC (81-429) to release this single-family home from the larger Heather Estates Subdivision, and the Final COC (81-569). The FCOC can be released after the debris is removed.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to issue the Partial Certificate of Compliance on 81-429, and releasing the Final COC on 81-569 on condition of removal of debris.

In addition, a release is being sought on DEP File # 81-451 as this neighboring property at 393 Pleasant Street no longer has any connection to 32 Jordan Drive. Ms. Schloss said she is comfortable issuing the release.

39 Concannon Circle-Request for Partial Certificate of Compliance (COC)

F.X. Messina

Map 25, Block 285, Lot 90

DEP File # 81-308

Release of single-family lot

Ms. Schloss said a site visit was done and she recommended issuance of the Partial COC to release this single-family lot from the larger Order of Conditions for the subdivision project.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to issue the Partial Certificate of Compliance

Valvoline, 190 Main St. (f/k/a 186 Main)-Partial Certificate of Compliance
Richard MacDonald, Henley Enterprises
Map 29, Block 375, Lot 2
2017 LOOC-2

The applicants did not attend the meeting.

Ms. Schloss said the vegetation has not stabilized so she is recommending a Partial COC, with the final to be requested in the spring.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 5-0 to issue the Partial Certificate of Compliance

38 Greenwood Ave. – Notice of Intent (NOI), Public Hearing – Continued
Donald Mullaney, Aldon Electric
Map 25, Block 335, Lot 5
DEP File # 81-1225

Pave existing gravel lot and construct stormwater system

Greg Tansey, Patriot Permitting, came before the board. He said they went before the Board of Zoning Appeals for a Special Permit for an extension to a Non-Conforming Use; BZA voted 5-0 in favor. He met with Ms. Schloss and Braydon Marot, Weymouth Engineering Dept., at the site in October to witness the test pits. He contends he will have 80% TSS (total suspended solids) removal.

- Mr. Tansey said he has redesigned the plan so a filter berm will be used which will allow more dispersed flow into the wetlands (to replace the outfall pipe, as requested)
- Stormwater treatment now includes a sand filter (between parking lot and buffer zone plantings) which will be maintained
- Cape Cod berm will be installed at the front of the driveway to prevent runoff on Greenwood Ave. from entering the property. This will also direct stormwater runoff from the paved area at the front of the building onto Greenwood Avenue.

Ms. Schloss noted that DPW reviewed the plans and raised concerns about adding more flow to the Greenwood Ave. drainage system.

Chairman Tanner asked that any water coming off the roof *not* go to the front of the property.

Owner, Don Mullaney, said he saw no problem with installing a gutter downspout on the building.

Chairman Tanner said that would be acceptable provided no water goes onto the parking lot.

Ms. Schloss recommended that the Order of Conditions require a Partial Certificate of Compliance be required first, to allow for a monitoring period for the new stormwater system.

On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, 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 the provisions discussed and a one-year monitoring period for the stormwater system.

6 Morningside Path-Request for Certificate of Compliance (COC)

Jessica Copp Kelman

Map 26, Block 346, Lot 18

DEP File # 81-1190

Single-family house

The owners, Jessica and Benjamin Kelman, attended the meeting.

Ms. Schloss said that on Nov. 13th she checked the modifications to driveway and for the proposed drywell; she recommended issuance of the COC.

On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0 to issue the Final Certificate of Compliance

44 Revere Road-Notice of Intent, Public Hearing

Lauren Brouillette

Map 26, Block 345, Lot 4

DEP File # 81-1234

Reconstruct fire-damaged building, grading, drainage, retaining walls

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

Deborah Keller, Merrill Engineers, and owners Lauren Brouillette and Dustin Briere attended the meeting; abutter cards were submitted.

Ms. Keller said the applicants are looking to raze the fire-damaged house and replace it, in-kind. She also mentioned the following:

- Proposing 3 terraces instead of a slope towards the house at front of building
- Replacing deck, in-kind
- Back yard will be graded

- Rain garden proposed for treating foundation drain
- Terrace will be a block wall and stone wall will be in rear of property
- Japanese knotweed will be removed by hand, or soil will be removed down to the ledge

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. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0 to issue an Order of Conditions

34 Derby Street-Notice of Intent, Public Hearing

Newport Realty Properties, LLC

Map 49, Block 555, Lot 26

DEP File # 81-1233

Reconstruct existing drainage system, install new headwall

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

Appearing before the Commission were Paul Matos, PE, Allen & Major Assoc., and Eddie Cacciola, Newport Realty Properties; abutter cards were submitted.

Mr. Matos told the board that the apartment complex needs to raise the elevation of their drainage system to accommodate the changes to the Derby Street drainage system being made by MassDOT and the Town of Weymouth. He further explained other aspects of the project:

- Pump will be installed in NW corner of the site
- New headwall
- Upgrading pipes
- Installing (2) new deep sump catch basins in the parking lot
- Replace 12" pipe with 15" pipe (same capacity)

Ms. Schloss said the OOC should include the findings, and that shifting the headwall will require coordination with the Weymouth DPW.

There were no Public Comments.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Dowd, 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 a Standard Order of Conditions with conditions mentioned

Other Business/Conservation Report:

Chairman Tanner requested the February meeting be moved to 2/19/19. Ms. Schloss will follow up and report back.

Ms. Schloss reported on:

Arbor Hill, DEP File #81-1046

Ms. Schloss stated that the applicant appeared at the Commission's October meeting for two Partial Certificates of Compliance and at that time it was decided that they would return for the November or December meeting, after the as-built plans were prepared. Ms. Schloss stated that the as-built plans were provided, but subsequent to the submittal the applicant made modifications to the east drainage basin (to modify the basin from its construction phase to its final post-construction phase). Ms. Schloss stated that she wanted to have a letter from the engineer certifying compliance with the approved plans, and a revised as-built plan, prior to recommending issuance of a PCOC.

Smelt Brook Daylighting:

- Work should begin soon
- In-water work needs to be completed by 3/1/19

186 Main Street:

- Restoration area being taken care of by wetland scientist
- If wetland scientist does one more season of knotweed removal they can file for a Final COC

CPC Update: Cmmr. Loring said that \$50,000 has been approved to update the Open Space and Recreation Plan.

Ms. Schloss provided the Commissioners with documents to sign.

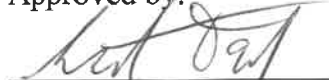
Adjournment:

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 5-0 to adjourn at 8:34pm

Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:


Scott Dowd, Clerk


Date