

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

**Tuesday, April 23, 2019, 7:00pm  
John F. McCulloch Building, McElroy Room  
182 Green Street, Weymouth, MA**

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

**Also Present:** Mary Ellen Schloss, Conservation Administrator

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

**Approval of Minutes**

There were no minutes available to be approved.

**44 Davids Island Road – Request for Certificate of Compliance (COC)**

**Michael Mulvaney**

**Map 5, Block 13, Lot 26**

**DEP File #81-1096**

*Stone coastal revetment*

Ms. Schloss said she received the engineering compliance letter and the as-built plan, and she recommended issuing the COC.

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

**47 Essex Heights Drive - Request for Partial Certificate of Compliance (PCOC)**

**R. Mooney**

**Map 25, Block 285, Lot 113**

**DEP File #81-308**

*Single-family lot in subdivision*

Ms. Schloss said there was never a request for a Complete COC on the Essex Heights Subdivision. She said this parcel is outside the 100-foot wetland buffer and recommended issuing the PCOC.

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

**267 Middle Street - Request for Certificate of Compliance**

**Ryder Development**

**Map 25, Block 285, Lot 113**

**DEP File #81-778**

*Single-family house, utilities & grading*

Ms. Schloss said the applicant addressed the issues that were outstanding including the post and rail fence, conservation seed mix and trash removal. Conservation signs have been ordered and need to be put up.

Ms. Schloss recommended issuing the COC, but said the Certificate should be held until the Conservation signs are up.

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

**Wessagussett Walk/No. 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 along shoreline*

Appearing before the Commission was Roger Michniewicz of Coastal Engineering Co. He told the board:

- A filing with Chapter 91 (DEP) and Army Corps of Engineers will be needed
- Coastal Zone Management will not allow any parking on a coastal beach area; they are working to establish a handicapped drop-off area
- Walkway will be made of precast concrete panels and assembled via “zipper effect”
- Environmental regulations do not allow for concrete walkway on coastal bank; will use elevated walkway
- Proposing up to 1,000 cubic yards of beach nourishment material
- Proposing new headwall and rip rap to help prevent scouring and erosion on coastal bank from stormwater discharge (near Bailey Road)
- Loose concrete will be removed from site
- “Mobi-mat” has been removed from project due to concerns about maintenance and beach grass impacts.

Weymouth Planning Director, Bob Luongo, said:

- Lane Beach has handicapped parking
- Will apply for next round of grants in the fall

Ms. Schloss said the primary change was the removal of the small bump-out. She noted that the revised NOI includes revised resource area impact numbers. She said that DPW had submitted a comment letter. They asked for additional notations on the plans and commented that the grain size for the beach nourishment materials need to be considerably larger than what was used the last time the beach was nourished.

*Public Comments*

Mrs. Eleanor Glavin, 72 Regatta Road, asked if handicapped parking spot at "the Shelf" could be moved to the Wessagussett Beach side so people do not have to walk behind parked cars.

Mr. Michael Glavin thanked everyone involved in the project. He said his major concern was not to abandon the connection of the two beaches and not to abandon the attempts to make it a better experience. He also said he hopes the Mobi-Mat can be kept. He said he is in favor of project and it is a great asset for the town.

Bob Luongo said that residents will be notified of the stairway meeting that will be held to talk about access over public lands.

Ms. Schloss said the coastal bank restoration filing will be submitted separately in May or June.

Cmmr. Dowd asked if the scuppers on the water side could freeze in extreme cold; Mr. Michniewicz said he doesn't want water to become trapped; it will drain in an hour.

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, 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 the Order of Conditions with conditions mentioned.*

**Arbor Hill Residential Development – Approval of Conservation Restriction**

**Arbor Weymouth Residential Holdings, LLC**

**Parcels: 42-469-21; 42-469-22; 42-469-23**

**Portion of parcels: 38-467-2; 42-467-3; 42-469-2**

***Permanent preservation of 19 acres of land as per Conservation Order of Conditions (81-1046) and BZA Special Permit (Case # 2545)***

Owner Jake Upton appeared before the Board.

Ms. Schloss said there was a Conservation Restriction (CR) conditioned on OOC for DEP File # 81-1046. The CR is for permanent preservation of land next to Bradford Torrey Bird Sanctuary. The area protected is a part of the drinking supply and a nice wildlife location. She explained that Mr. Upton has executed the CR document and no changes to the document are expected.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to accept the Conservation Restriction.*

**Arbor Hill Residential Development- Bond Reduction Request**  
**Arbor Weymouth Residential Holdings, LLC**  
**Burkhall Street**  
**DEP File #81-1046**  
***242-unit residential development***

Owner Jake Upton appeared before the Board. Mr. Upton said that 4/5 of the project is completed.

Ms. Schloss said there is still work to be done/addressed:

- Completion of pocket wetland/detention basin (west side of project area). Includes seeding, planting and repair of erosion
- Three years of monitoring of adjacent wetlands and vernal pool are required after completion of the pocket wetland

Bob Luongo said he would like to see the Bond reduced to \$425,000, from the original \$746,670.

***Public Comments***

Joanne Marques, 60 Circuit Road, said there is considerably more water in her yard than there was prior to construction of the new Arbor Hill development.

*On a motion made by Cmmr. Tanner, seconded by Cmmr. Reilly, the Commission voted 5-0 to accept the reduction in the Surety Bond to \$425,000.*

**50 Tamburlane Ridge-Violation Hearing**  
**Paul Padula**  
**Map 48, Block 544, Lot 23**  
**DEP File # 81-686 and 81-813**  
***Unauthorized fill in wetlands***

A requested for a continuance to May 28<sup>th</sup> was received.

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0 to continue the hearing to May 28<sup>th</sup>.*

**Other Business**

- Ordinance revision: discussion has been postponed.
- There has been a request to fence an existing yard adjacent to wetlands. If the fence blocks wildlife movement, a majority of the Board thought it should be installed no closer than 25 feet to wetlands.
- Chairman Tanner said that Cmmr. Loring and his team should be recognized for the tremendous job that was done in cleaning up the Herring Run.

**Ms. Schloss reported on Enforcements:**

- Cannoli's Restaurant has been cutting trees (without approval) that were not dead
- DCR skating rink released paint from the ice then hosed it down into a stream; Matt Brennan following up with DEP
- 0 Hanover Street will finally start cleaning up abandoned vehicles
- St. Francis Cemetery: material was piled and is eroding into West Pond
- Met with Calpine and Enbridge regarding coastal bank erosion at King's Cove
- Seaver Road: complaint re: trees removed by National Grid
- South Shore Climate Symposium: Mary Ellen and Frank will attend
- Frank attending 5/16 Open Space meeting at WHS

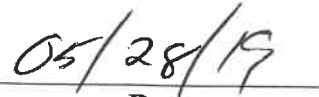
**CPC Update**

There were no CPC meetings in April or May.

**Adjournment:**

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0 to adjourn at 8:52pm.*

  
Scott Dowd, Clerk

  
Date

