

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

**Tuesday, June 25, 2019, 7:00pm
John F. McCulloch Building, McElroy Room
182 Green Street, Weymouth, MA**

Present: Tom Tanner, Chairman
Scott Dowd, Commissioner and Clerk
Frank Singleton, Commissioner

Not Present: John Reilly, Vice Chairman
George Loring, Commissioner

Also Present: Mary Ellen Schloss, Conservation Administrator

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

Approval of Minutes

The minutes for May 28, 2019 were reviewed.

On a motion made by Cmmr. Dowd, seconded by Cmmr. Singleton, the Commission voted 3-0 to approve the minutes from May 28, 2019, as written.

Wessagussett Walk – Ecological Restoration Limited Project-Notice of Intent, Public Hearing, Continued

Town of Weymouth

Map 2, Block 12, Lot 10

Map 4, Block 21, Lot 3

DEP File #81-1245

Invasive vegetation management, restoration of coastal bank and beach

Appearing before the Commission was Danielle Desilets, RLA, of KZLA.

Ms. Schloss explained that this vegetation management filing is a town project and a companion project to the Wessagussett pedestrian walkway filing, DEP File # 81-1213.

Ms. Desilets said the goals for this Ecological Restoration Limited Project are:

- Restoration of 2,000 linear feet of coastal bank along Wessagussett and Lane Beaches. Work will be done 300 linear feet at a time, in a non-contiguous manner, in order to maintain bank stability.
- Removing any invasive trees; as many native trees as possible will be saved
- Removing any structures that impact grading or de-stabilize the bank
- Mechanical removal of phragmites
- Erosion controls will be installed on all slopes with gradients between 4:1 and 2:1, and will be installed immediately after plants are installed
- Long term monitoring/invasive treatment is multi-year; Town of Weymouth is looking for the Order of Conditions to have an active period of five years

George Lane Beach Restoration

American beach grass will be planted.

Coastal Beach Restoration

- 60% shrubs
- Some trees will be put lower on the bank
- Coastal, salt-tolerant seed mix will be used

Ms. Desilets said the coastal bank is 80% to 85% invasive species, adding that strong plants will be needed to stabilize the bank. She described the plans for the shelf area, stating that low-growing plants will be used to preserve views.

Chairman Tanner asked, once contractor has the go-ahead, how do we know not too much stabilization has been removed? Ms. Desilets explained the stabilization measures that would be utilized immediately after planting.

Bob Luongo, Weymouth Planning Director, said the contractor has to submit very detailed specifications. He explained that the Seaport Economic Council Grant is for 1) engineering and permitting and, 2) construction. Coastal Engineering will be on-site during the construction period.

Mr. Luongo said grant money won't be available until 2020 so the earliest that work may begin is in the fall of 2020.

Public Comments

-Victor Pap asked if there is any need for concern about the herbicide being used; Ms. Desilets said it is a fairly standard systemic herbicide applied directly to the plant.

It was agreed by the Board that weekly project up-dates would be helpful.

-Ken Scarry, 77 Regatta Road, asked what kind of structures will be removed; Chairman Tanner said structures to be razed would probably fall under the Building Dept.

Mr. Luongo said any material that de-stabilizes the bank will be removed. He also explained that if stairs are in decent shape they will be allowed to stay, and a yearly "mooring" fee (currently \$6.00 per linear foot) will be charged. If stairs are in bad shape the Town will remove them and then the owner can replace them with wood or aluminum stairs that meet town specifications.

Mr. Scarry told the Board that he felt he was "brow beaten" by the administrator over the phone; Chairman Tanner suggested he gather his records and speak to Ms. Schloss at the office.

-Christian and Ann Marie Baker, 27 Regatta Road

Mr. Baker told the Commission that people are using the pathways to the beach when the bath house rest rooms are closed. He added that the tall trees allow people to hide and suggested a Port-a-Potty be installed for after-hours use at Lane Beach.

Mr. Luongo said they will keep vistas from the houses in mind when laying out trees; Ms. Desilets added that they will be sure not to block the view from the handicapped parking area at the shelf.

Ms. Schloss said the Stairways Policy still needs to be determined.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to close the public hearing.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to approve the draft Order of Conditions, with changes discussed.

7 Bridle Path – Request for Determination of Applicability, Public Hearing

Matthew & Natalie Hambor

Map 34, Block 436, Lot 6

2-story addition

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd the Commission voted 3-0 to open the public hearing.

Appearing before the Commission were owners, Matthew and Natalie Hambor, and contractor, Jacob Gadbois.

Mr. Gadbois told the Board the home owners propose to build a 2-story addition to the rear of the house. Other information given:

- The surveyor estimated it is 87 ft. from the wetlands (not flagged)
- It will be built like a deck, on footings
- No excavation; helical piles screw into the ground. The goal is to install them 4' to 6' down, they are made of epoxy coated steel and they will use as many as are needed.

Ms. Schloss said the property borders Town Conservation land and there are several encroachments that preceded the current owners.

Chairman Tanner made it clear that, if there is any future work on the deck, the encroachments of the deck onto Conservation land must be remedied by pulling the deck back five feet back from the boundary line. The home owners said they understood.

Ms. Schloss said she felt that the fire pit and horse shoe pit could be pulled back onto to the home owner's property.

Public Comments – None

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to close the public hearing.

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

8 Perkins Road - Notice of Intent, Public Hearing

Sean Hastings, owner

Map 34, Block 438, Lot 11

DEP File #81-1246

Driveway expansion, retaining wall, shed

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd the Commission voted 3-0 to open the public hearing.

Ms. Schloss confirmed that Abutter Notices had been received.

Appearing before the Commission was owner, Sean Hastings, who explained to the Board:

- Existing stairway to be buried
- New parking area will extend to the tree and little rock wall
- Will be using gravel for the parking area
- New stairway will be wood
- Shed: Wood frame floor on top of crushed stone (supported by landscape timbers)
- Lean-to is coming down
- Wall will be constructed of reclaimed granite block

Public Comments – None

The Commission discussed project elements, including:

- The drainage pipe at the right front house corner shall be directed to the new crushed stone driveway.
- The shed roof will discharge to a rain barrel(s) which will sit on a crushed stone pad surrounded by landscape timbers.
- The lean-to may remain on the property, but only if it is located outside the 25-foot pond buffer.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to close the public hearing.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to issue the Order of Conditions with conditions discussed.

Other Business

Ms. Schloss reported on:

• Jake Upton, Arbor Hill 81-1046: Ms. Schloss said this request is for Administrative approval of a Temporary Certificate of Occupancy (TCO) for a building on the west/right side of Burkhall Street.

Mr. Upton said they are little behind schedule due to the gas utility strike. Mr. Upton said they are working hard to get the work done:

- Working on phased completion of the drainage system
- Working to get parking lots paved
- Have been able to vegetate the pocket wetland
- There are lots of improvements on plantings and slope stabilization
- There are 45-50 leases beginning in July; anxious to get building occupied

Ms. Schloss said a letter was received from John Perry, Gale Associates project engineer, regarding the phased discharge from the drainage system to the adjacent wetland (actually a vernal pool). She said they have found vernal pool breeding species, so no turbidity should be going into the adjacent natural wetlands. She said part of the challenge is to get proper growth in the basin to provide stability.

Ms. Schloss explained only the lower 2" orifice will be allowed to discharge, and there is a ball valve available so the system can be shut off in case of turbidity. Ms. Schloss is in favor of issuing the Temporary Occupancy Certificate.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 3-0 to approve of Ms. Schloss signing off on the Temporary Certificate of Occupancy.

• 720 to 726 Pleasant Street, a Ryder Development project was subdivided into 3 lots. Ms. Schloss said that she signed the Lot 2A building permit application which showed that all work would be kept out of the 100-buffer to Bordering Vegetated Wetlands. Ms. Schloss visited the site on June 25th and found:

- A granite block retaining wall within 50 ft. (instead of 100 ft.) of wetlands. Ms. Schloss would like to see a professional identify the wetlands.
- Blasting and grading done without approval on Lot 3A

Ms. Schloss said she would suggest a Cease and Desist Order. This cease and desist order will include the Lot 2A foundation as well. She will notify Mr. Ryder.

CPC Update

There was no update as Cmmr. Loring was not in attendance.

Conservation Report

- 127 Puritan Road constructed a retaining wall at top of bank of tidal creek. Application for an After-the-Fact Notice of Intent will be filed for the July 23rd meeting.
- 35 Hollis Street: Violation for fill by/in adjacent wetlands
- Seaver Road/Oliver Road: the new house at #9 is supposed to have a buffer – this has been removed.
- 97 Regatta Road: The Commission gave Ms. Schloss approval to work with home owner regarding tree removal.

Respectfully submitted by

Patricia Fitzgerald
Recording Secretary

Adjournment:

On a motion made by Cmmr. Dowd, seconded by Cmmr. Singleton, the Commission voted 3-0 to adjourn at 9:21pm.


THOMAS TANNER

7/23/2019

Scott Dowd, Clerk

Date

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THOMAS TANNER, CHAIRMAN

7/23/2019

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