

**MINUTES OF THE
CONSERVATION COMMISSION
MEETING OF
MAY 29, 2013**

Present: Steve DeGabriele, Chairman
George Loring, Commissioner
Tom Tanner, Commissioner
Anthony Merlino, Commissioner

Absent: Scott Dowd, Commissioner Clerk

Also Present: Mary Ellen Schloss, Administrator
Lee Hultin, Recording Secretary

Commissioner DeGabriele called the May 29, 2013 meeting to order at 7:00 pm at the McCulloch Building, 182 Green Street, Weymouth, Ma.

Introduction of Anthony Merlino, new Conservation Commission member. Mr. Merlino stated that has lived in Weymouth for 49 years on Hanian Drive and is a retired General Contractor and now that he has some free time, he would like to give back to the community so he joined the Conservation Commission.

APPROVAL OF PRIOR MINUTES:

It was requested to delete a sentence in the first paragraph of the minutes of April 10, 2013.

Cmmr. Tanner made a motion to approve the minutes of April 10, 2013 as amended and was seconded by Cmmr. Loring.

VOTED 3-0

Cmmr. Loring made a motion to approve the minutes of April 24, 2013 as amended and was seconded by Cmmr. Tanner.

VOTED 3-0

91 River Street – Request for Determination of Applicability – Hearing

Thomas Corcoran

Map 2, Block 3, Lot 17

Single-story addition to single family dwelling

Cmmr. Loring motioned to open the public hearing on 91 River Street at 7:05 pm and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

Mr. Corcoran stated that he is putting an addition onto the back of his house.

Cmmr. Tanner asked if it is a concrete basement and it was stated yes and it is a walk-up.

He has filed with the BZA but has not been before them. Mr. Corcoran has spoke with his neighbors and there are no problems with any of them. He has notified his abutters and has given proof to Mary Ellen Schloss. She stated that they are all set.

Cmmr. Loring asked where his run off will be going and it was stated into the yard and if there is anything major it will go into the storm drain.

Cmmr. DeGabriele asked where the soil for excavating will be stored and it was stated it will be spread out over the yard.

Cmmr. Merlino asked what the addition would be used for and it was stated a bedroom.

Mary Ellen Schloss stated that the area is really well contained and sees no issues here.

The public was given the opportunity to speak. There was no one from the public here with any comments.

Cmmr. Tanner made a motion to close the public hearing on 91 River Street at 7:10 pm and was seconded by Cmmr. Loring.

VOTED UNANIMOUSLY

Cmmr. Tanner made a motion to approve the Request for Determination and was seconded by Cmmr. Loring.

VOTED UNANIMOUSLY

1294 Washington Street – Notice of Intent – Continued Hearing

DEP File #81-1116

Steve Zeboski

Two new 2-family residences, parking, utilities, drainage

Mary Ellen Schloss stated that she received revised plans from Shawn Hardy today as well as comments from the Department of Public Works engineer's office. She handed these out to all the committee members.

Shawn Hardy stated that he met with town officials and has incorporated all of their comments into the new plan.

Mr. Donovan from DPW has some comments (on the draft items)

- Agreed to use elevation 81 for seasonal high groundwater
- Using underground infiltration system instead of detention basin
- They are now 51.5 feet away from the wetland line

- Propose pretreatment; using a Grate Inlet Skimmer Box which will remove 73% of the TSS
- Cleaned up drainage area plans

Mr. Hardy stated they incorporated a dumpster pad and leaching pad. Lighting and landscaping plans for the parking area will be finalized soon. The parking lot is at elevation 93 and the house is at elevation 103 so the lighting won't be a problem or shining into their homes. He also updated the operations and maintenance plan.

Public Comment:

1276 D Washington Street has a basement, sump pump and a French drain. There are 7 other units with basements in that complex.

The ground water is at elevation 81 and the top of the infiltration system is at elevation 89. Cmmr. Tanner wants to make sure no one will be driving over the Cultec chambers. It is on a grassy area but Cmmr. Tanner would like some type of barricade to protect the infiltration system. Large rocks will be placed there as a barrier.

It was stated that the barn is being demolished, part of the house and a retaining wall. There will be a new retaining wall built in the front of the house.

Cmmr. Loring made a motion to continue the public hearing until June 12, 2013 and was seconded by Cmmr. Tanner.

VOTED 3-0

Audubon Road-Weymouth Commons East – Notice of Intent – Hearing

Corcoran Management; Gary Saltmarsh

Map 37, Block 468, Lot 1

DEP File #81-1120

Repaving and repairs to roadway and parking areas

Gary Saltmarsh-Corcoran Management, Dave Crocker and Ben LaFrance were all in attendance.

Mr. Saltmarsh stated that they have been there for over 35 years. They just refinanced the property with HUD. They are a Class C property and want to bring it up to a Class A property. One of the requirements is to asphalt the area at a cost of \$433,000.

Weymouth Commons East – Notice of Intent – Hearing

Corcoran Management; Gary Saltmarsh

Map 37, Block 468, Lot 1

DEP File #81-1119

Clubhouse addition, patio replacement

Cmmr. Loring made a motion to open the public hearing on both Weymouth Commons East Notice of Intent item #81-1119 and #81-1120 at 8:02 pm and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

The repaving project calls for tearing up the pavement, regrading, repaving and restriping. There will be an erosion controls along the resource area. This project will maintain all the original drainage patterns. Hay bales will be put up for protection. It was stated that all the sumps will be cleaned when the project is completed and hoods will be installed on catch basins in the Commission's jurisdiction.

Cmmr. Tanner asked when will the hay bales be removed and it was stated that once it is paved and stabilized they will remove them.

Cmmr. Loring asked if there is an existing maintenance plan in place for the catch basins and it was stated yes, but it is 35 years old and is now being updated.

Cmmr. DeGabriele asked if the old asphalt will be recycled and reused. It was stated yes, some of it. Cmmr. DeGabriele asked them to minimize that. Mr. Saltmarsh stated that they would use all new material going over the culvert and up to 100 feet on each side of it.

Mary Ellen Schloss asked what they would use for protection for the catch basins and it was agreed that they will use silt sacks.

Club House Project

The tennis courts were in very bad shape and they took them down without an NOI.

Phase I of the plans calls for changing the façade of the building, changing the walkway system and adding some plantings. Along the side and towards the back they will plant conservation seed mix and will be expanding the wild life habitat to the wetlands.

Phase II deals with the back side and pool area. They will expand the pool deck by 15 feet, add a small concrete paver band, extend the fence line by 15 feet to create additional space and surround it with native plantings. Also, proposing a tot lot and small barbeque area. This will be within the fenced area and is only available for usage during the hours the pool is open.

Phase I (all the interior work) is planned for this summer.

Cmmr. Tanner stated that there really isn't much parking and asked if they are looking to add any? It was stated no, as they did a study and it didn't make sense to add one as they wouldn't be able to get close enough. People usually parallel park along the roadside and that seems to work.

Cmmr. DeGabriele stated that he would like to see the tot lot area fenced in separately. They all agreed and it will be fenced in. After further discussion this was modified.

Mary Ellen Schloss asked them to explain the grading in the restoration area. It was stated that they are excavating 6 inches below the grade to allow for additional loam.

The public was given the opportunity to speak. There was no comment from the public.

Cmmr. Loring made a motion to close the public hearing on item # 81-1119 and #81-1120 at 8:54 pm and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

A recap of discussions on #81 1120 were:

- Not reusing the asphalt within 100 feet of the river
- Cape Cod berm at the club house parking area
- Maintenance program on catch basins
- Cleaning catch basins when all done.

Cmmr. Tanner made a motion to issue an Order of Conditions as discussed on item # 81-1120 and was seconded by Cmmr. Loring.

VOTED UNANIMOUSLY

A recap of discussions on #81 1119 were:

- Splash pad
- Mowing done once a year for the restoration area with a meadow type look
- Ok for tot area without a fence.

Cmmr. Tanner made a motion to issue and Order of Conditions as discussed on item # 81-1119 and was seconded by Cmmr. Merlino.

VOTED UNANIMOUSLY

Weathervane Golf Course Development – Violation Hearing
Weathervane Drive
DEP File #s 81-756, 81-963
Bristol Brothers

There was a review of the rough draft of the Enforcement Order with all committee members and Bristol Brothers for the Weathervane Golf Course Development. This is the culmination of almost a year of discussions with the property owner, following their submittal of a Request for a Partial Certificate of Compliance in June 2012 that showed significant encroachments into wetlands and no-disturb buffer areas.

Mary Ellen Schloss reviewed some comments received from Bristol Brothers:

Violation Information:

1. Pg. 1, #1a: would add that as part of the original permitting 60,000 square feet (greater than 3:1 ratio) of wetland replication was completed.
2. Pg. 1, #4: note that we filed in May 2012 and the hearings with the Commission started in June 2012 (minor adjustment);

3. Pg 2, Part b. iii: make letter plural (letters) and add “February 26, 2013 and ...” before March 27, 2013. This covers the additional materials filed with the closeout.
4. Pg 2, Part b V: add “Field notes and recommended view plantings as prepared by Don Schall, wetland specialist and provided to Conservation Administrator at the May 8, 2013 Conservation meeting.”

Order (Onsite Mitigation):

1. Page 4, #1 planting: Regarding review of planting plan and schedule for planting, it was decided to have a deadline of September 30th.
2. Pg. 4 #5g: the overflow pipe that is being referred to is from the lined pond at the 9th green. This would overflow only with rainy events; it is a relief overflow for the moat that surrounds the island green. The overflow then leads to Pond 4 which is the primary source of water for irrigation. Due to elevation changes, it could not go directly to the irrigation pond.
3. Pg. 5, #11: The discharge locations have been picked up in the field and need to be transferred to a plan. Further action will be determined after a field inspection.

Order (Offsite Mitigation) Mary Ellen Schloss will add more thoughts to the benefits of the trail. She would also like to move some planting dates up earlier. Bristol Brothers needs to work with the DPW on this. It was agreed by all that all the March 15th dates will be changes to March 31st. Mary Ellen will prepare another draft Order of Conditions for the next meeting.

The commission reviewed the email between Mary Ellen and Carl Erickson.

Cmmr. Tanner made a motion to continue the Weathervane discussions to the June 12th meeting and was seconded by Cmmr. Merlino.

VOTED UNANIMOUSLY

CPC Update

There was no meeting to report back on.

Other Business

- Master Cleaners, 1407-1409 Commercial Street (tank removal, pump test) – Knoll Environmental sent correspondence regarding their proposed pump test and initial investigations into the abandoned underground storage tank (UST). They have agreed to move forward with investigating the tank and possible groundwater and soil contamination before pursuing the tank removal. They want to excavate a trench on top of the tank to see how long it is and the commission agreed.
- 35 Regatta Road – Tom stated that because they will not begin work until the fall, they should construct both infiltrators prior to doing any other work so that grass can be planted and erosion controls redone. This project is expected to go on throughout the winter months.

- Regarding the boat storage on the beach – the Conservation Commission will write the Waterfront Committee a letter asking them to address this.
- Whitman's Pond Vegetation Management Plan Public Meeting – is scheduled for June 10, 2013.

Conservation Report

See Administrator's Report of May 8, 2013

This was reviewed with the Commission.

ADJOURNMENT

Next meeting is scheduled for June 12, 2013.

Cmmr. Loring made a motion to adjourn at 10:05 pm and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

Respectfully submitted by,

Lee Hultin
Recording Secretary

Approved by:

Scott Dowd, Conservation Clerk

Date