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

**Tuesday, February 25, 2020, 7:00pm, McElroy Room,  
McCulloch Bldg., 182 Green Street, Weymouth, MA**

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

**Not Present:** John Reilly, Vice Chairman

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

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

**Approval of Minutes**

The minutes for January 28, 2020 were reviewed.

*On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0 to approve the minutes as written*

**150 Libbey Industrial Parkway - Request for Determination of Applicability, Public Hearing**

**Town of Weymouth DPW**

**Map 34, Block 433, Lot 7**

***Connect replacement well to pump house***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 4-0 to open the public hearing.*

Appearing before the Commission was Colby Larocque, Asst. Supervisor Weymouth Water & Sewer Division, who described the project. Abutter notifications have been received.

Mr. Larocque said this project includes installation of a new submersible well pump and motor to provide additional well water supplied for the Town of Weymouth. Piping and appurtenances will be installed from the well into the existing building. Mechanical piping and appurtenances will be installed in the building and connect to the existing discharge piping. The existing piping and appurtenances in the well building will also be replaced. Improvements to the instrumentation and electrical system will also be made. The existing, exterior fence and gate will also be replaced. The limit of work will be protected by a filter sock. Any ground water pumped from the trench will discharge to the dewatering bags.

Mr. Larocque said what is pumped goes from Libbey St. to the Bilodeau Water Plant to be treated.

Cmmr. Loring asked if anything bad will be going into the river; Mr. Larocque said no.

Ms. Schloss asked about the 48-hour pump test; Mr. Larocque said it is tentatively set for March 9<sup>th</sup> and 10<sup>th</sup>.

Ms. Schloss said the test will need to be done prior to the Herring Run, April 1<sup>st</sup>.

Ms. Schloss explained that standard conditions will apply.

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 4-0 to close the public hearing.*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the Negative 3 Determination of Applicability.*

**Brookpoint Mixed Use Development – Request for Extension to Order of Conditions (OOC), Public Hearing  
22 Washington Street (formerly 4-50 Commercial Street)  
Map 20, Bock 202, Lots 13 & 17-21  
DEP File # 81-1191-Amended  
*Residential building with retail space and parking***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to open the public hearing.*

Appearing before the Commission was Nick Dellacava, PE, Allen & Mayors.

Mr. Dellacava explained that the original OOC was issued in 2017, amended in April, 2019, and is due to expire March, 2020. He said he has obtained the foundation permit, but the building permit is under review.

Mr. Dellacava said they are looking to put the trailer on site possibly next week. They hope to be completed by August, 2021, but expects it will be after this Extension expires and he'll have to file for another Extension.

Mr. Dellacava said a majority of the parking will be on their site.

Chairman Tanner asked about amenities; Mr. Dellacava said that sewer and water are not in yet.

Ms. Schloss said she is good with the OOC Extension. She said the drainage capacity analysis for the downstream pipe work has been done. Engineering has reviewed the capacity and found it exists for surface flow but not for roof runoff which will feed planting beds.

*Public comments: none*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to close the public hearing.*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the Order of Conditions Extension.*

**60 Brewster Road –Request for Final Certificate of Compliance (COC)**

**Angel Montanez**

**Map 10, Block 82, Lot 12**

**DEP File #81-1177**

***Demolish & rebuild single-family house, landscaping***

Ms. Schloss said she did a site visit and found that the landscaping still needs to be completed. She said that Mr. Montanez will do the landscaping and request a COC again.

**Weathervane Golf Course – Request for Partial Certificate of Compliance**

**Bristol Brothers Development/Weathervane**

**117 Clubhouse Drive**

**Map 51: Block 608, Lot 12; Block 576, Lot 29; Block 574, Lot 4**

**DEP File # 81-963**

***Gold course clubhouse and related infrastructure***

Ms. Schloss said:

- Drainage information is still needed before a Partial Certificate of Compliance can be issued
- Off-site and on-site mitigation is nearly done
- She would like to be authorized to sign off on a Temporary Occupancy Certificate for the Clubhouse
- The entire project still needs to be closed out, hopefully within the next few months

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to authorize the Conservation Agent to sign off on the Temporary Certificate of Occupancy.*

**91 Regatta Road - Request for Determination of Applicability, Public Hearing**

**David Sheridan**

**Map 5, Block 12, Lot 12**

***Farmers porch and permeable paver driveway***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to open the public hearing.*

Appearing before the Commission was owner David Sheridan; abutter notices have been received.

Cmmr. Tanner asked if the process for the driveway would be to take up existing grass, put down fabric on top of the dirt, add crushed stone and then put down the Unilock pavers; Mr. Sheridan said yes.

Cmmr. Tanner told Mr. Sheridan that his contractor will need to provide full disclosure regarding type and amount of material he will be using.

Ms. Schloss said material specifications will be needed before work may begin, and said erosion controls will be required before installation.

*Public comments: none*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to close the public hearing.*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the Negative 3 Determination of Applicability.*

### **1093 Main Street –Notice of Intent, Public Hearing**

**John O'Brien**

**Map 49, Block 554, Lot 8**

**DEP File #81-1252**

***Demo building & build 4-unit residential building***

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to open the public hearing.*

Appearing before the Commission was Deb Keller, PE, Merrill Engineers, representing John O'Brien. Ms. Keller explained that Mr. O'Brien is looking to raze the single-family house and construct a 4-unit structure and parking. She said she has gone to the Zoning Board (BZA); the footprint has been adjusted (there will still be four units but now they will be stacked) and parking has been pulled closer to Main Street. She also said:

- The driveway will be in the same location as the existing driveway
- Stone wall marks property line
- Bioretention to the rear of the property; the runoff will go through the pea stone diaphragm and runoff overflow will discharge to wetlands
- The elevation will be clarified
- The Operation and Maintenance Plan has been approved and can be attached to the Order of Conditions
- (2) retaining walls about 18" high
- Japanese knotweed in existing wetland to the west
- Maintenance of rain garden will include removal of non-natives

Ms. Schloss said that during her site visit she saw Japanese knotweed close, or possibly in, the bioretention area.

*Public comments:* none

Ms. Schloss said this hearing will need to be continued until the BZA filing is done.

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to continue the hearing until March 24, 2020.*

### **32 Beecher Street –Notice of Intent, Public Hearing, continued**

**Ken Ryder, Ryder Development**

**Map 30, Block 387, Lot 24**

**DEP File #81-1250**

***Demo & rebuild single-family house, construct driveway, fill/grading/retaining wall***

Appearing before the Commission were Al Trakimas, SITEC Environmental, and owner, Ken Ryder. Mullin Rule Certificates have been received from George Loring and Scott Dowd.

Mr. Trakimas submitted a revised site plan (the previous was missing the PE stamp). The only other change was that two 6" trees in the back will remain. Mr. Trakimas said that changes were made to the plan the Commission reviewed at the last meeting, including:

- The building will be moved 3.5 feet to the east
- The 2-foot bump-out in front has been removed
- Stairs added to the rear deck
- Sidewalk changed to pavers
- Submitted Riverfront analysis and restoration plan

Ms. Schloss referred to the revised site plan, the restoration plan and Riverfront analysis submitted by SITEC. The narrative states that the plan proposes an increase in impervious surface of 653 sq. ft., compared to existing conditions.

Ms. Schloss explained that Brad Holmes flagged the wetlands and developed the restoration plan. The proposed restoration area is approximately 1,547 sq. ft. and is somewhat vegetated (this would be more of an enhancement than a restoration). It is important that the right species are proposed for the right area and that there are adequate soils.

Ms. Schloss referred to her memo of February 24<sup>th</sup> which provided comments on the revised plan and recommended special conditions. The memo was distributed to the Commission and the applicant.

There was a detailed discussion about measures to prevent future encroachment into the restoration area. It was agreed that a post-and-rail fence, with conservation posts built into the fence, should be installed along the right (west) property line and that conservation posts would

be used to delineate the restoration area in the rear and left (east) sides. Plantings may also be used in the rear in addition to the conservation posts.

Ms. Schloss recommended special conditions, including:

- Erosion control plan should be revised to protect the restoration area during construction
- The shed encroachment on the neighboring property needs to be removed and conservation mix put down
- If trees to be preserved are in the work area, they must be wrapped
- Measures to prevent encroachment into the restoration area
- Tree that is home to raccoons: remove before litter is born (April/May)
- Wetland scientist statement may be needed regarding status of restoration area
- Continuing conditions needed prohibiting further alterations within that restoration area

*Public comments:* none

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to close the public hearing.*

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the standard Order of Conditions with special conditions as discussed.*

**Proposed changes to the Weymouth Wetlands Protection Ordinance, Continued discussion**  
No progress to report; discussion was not held.

#### **CPC Update**

No CPC report available as Mr. Loring was not present at the last meeting.

#### **Other Business, report given by Ms. Schloss:**

-Conflict of Interest Summary forms were submitted.

-Proposed footbridge from MBTA parking lot to Lovell Field: this project will need a Notice of Intent; it is the design phase at present. Geotechnical borings are needed; to get a machine in to conduct the borings, trees may need to be removed (there are (15) Norway maples under 6" that will need to be removed). The work will be done by April 1<sup>st</sup>.

-EnerGov web portal is being designed to allow on-line filing of applications, including Conservation. Filing fees need to be examined for simplification. Chairman Tanner and Cmmr. Singleton offered to help with the review of the wetland fees.

#### **Conservation Report given by Ms. Schloss**

-New active construction: Brookpoint Mixed Use Development

-Smelt Brook Daylighting work is done

**Upcoming Projects:**

-Rebidding (last year's quotes were way too high):

- The Herring Passage and Smelt Habitat Restoration Project
- Great Pond Dam repairs at Randolph Street
- Commercial St. Bridge at the Herring Run

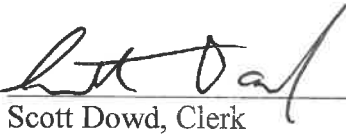
-Utility Poles: R1/R2 pole work; most swamp mats have been pulled.

Respectfully submitted by,

Patricia Fitzgerald  
Recording Secretary

**Adjournment:**

*On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to adjourn at 8:27pm.*

  
Scott Dowd, Clerk

05/15/20  
Date

