

WEYMOUTH CONSERVATION COMMISSION MEETING

TUESDAY, May 24, 2022

McCulloch Building 182 Green Street

Mary McElroy Room

7:00 P.M.

JUL 13 PM 2: 45

Remotely Present: John Reilly, Chairman
Frank Singleton, Commission and Vice Chair
Al Donovan, Commissioner
George Loring, Commissioner
Scott Dowd, Commissioner and Clerk

Also Present: Mary Ellen Schloss, Conservation Administrator
Andrew Hultin, Assistant Conservation Administrator

Not Present: Ann Flynn Dickinson, Recording Secretary

WEBEX/HYBRID MEETING

Chair Reilly opened the meeting at 7:00 p.m.

1. Minutes – February 22, 2022 and March 29, 2022

Chair Reilly requests one correction Vice Clerk to Vice Chair

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to accept the minutes with that change.

5-0 Unanimous vote

2. 99 Torrey Street – Request for Determination, Public Hearing

Robert Maynard

Map 45, Block 494, Lot 6

Demo and reconstruct single-family home and re-establish yard area

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to open the Public Hearing.

5-0 Unanimous rollcall vote

Mr. Maynard is here to present. Photographs were displayed for the audience. He is petitioning to tear an existing house down and rebuild a new house within the 100 ft buffer zone. It will not be the same foot print as the existing. He went over in detail on the photos where the wetlands are and the new house will be.

Ms. Schloss states she has done a site visit. This is a very straight forward project where standard conditions for erosion controls would be adequate. Staff recommend a Negative 3 Determination for work in the buffer zone and standard conditions for erosion controls and precautions against spreading invasive species.

With no comments from the Public,

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to close the Public Hearing.

5-0 Unanimous rollcall vote

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Negative 3 Determination with special conditions mentioned here tonight.

5-0 Unanimous rollcall vote

3. 25 Sawyer Road – Request for Determination, Public Hearing
Nirav Kathrani
Map 30, Block 380, Lot 16
Proposed tree removal in residential yard

A Motion was made by Cmmr. Loring and seconded by Cmmr. Singleton to open the Public Hearing

5-0 Unanimous rollcall vote

Mr & Mrs. Kathrani were here to present. A map and photos were shown to the audience. They are requesting to remove seven trees that are leaning, one is above the pool. They went over in detail showing which trees they are requesting. They are trying to figure out a time frame for when they will be before the Commission for a build of a garage.

Ms. Schloss stated she was on the property last September for some hazard trees that were close to the house in danger of falling. When the applicants told her the scope of work on additional trees they wanted removed, she informed them to come before the Commission for a request for determination. Some of these trees are the ones they are requesting now. She went through the photos detailing each one that is up for removing. The applicants will be coming before us for the build of a new garage. They are all very large trees. She recommends Negative 3 Determination with Standard Conditions, and special conditions for replacement tree plantings.

With no comments from the Public,

A Motion was made by Cmmr. Loring and seconded by Cmmr. Singleton to close the Public Hearing

5-0 Unanimous rollcall vote

A Motion was made by Cmmr. Donovan and seconded by Cmmr. to issue a Negative 3 Determination with Standard Conditions for tree removal and Special Conditions mentioned here tonight.

5-0 Unanimous rollcall vote

- 4. 104 King's Cove Beach Rd – Notice of Intent, Public Hearing**
Gilvan Miranda
DEP File #81-1278
Map 4, Block 55, Lot 38
After-the-fact filing for concrete pad and fence

Ms. Schloss informed the Commission that the applicant has requested a continuance to the next meeting on June 28, 2022.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Dowd to continue until the next meeting on June 28, 2022.

5-0 Unanimous rollcall vote

- 5. 1093 Main Street – Request for Certificate of Compliance**
John O'Brien
DEP File #81-1252
Map 49, Block 554, Lot 8
Demo house, construct 4-unit residential dwelling with parking, utilities

Mr. O'Brien and Deb Keller, who is the Engineer for the project from Merrill Engineers and Land Surveyors joined via WebEx to present. Mr. O'Brien has constructed a 4-unit residential building with parking to the rear. She is happy to report that the following has been constructed:

- A Rain Garden
- Bern
- Gravel Trench
- Roof Drywells have been installed to the gutter system to address storm water
- Water quality recharge
- Parking Entrance area a tree was planted

Ms. Schloss listed the following items still to be completed

- Removal of erosion control needs to be done
- Tree needs to be relocated on the site from the island
- There is a long term Operations and Maintenance (O&M) plan, this will involve the HOA since they are condominiums
- This will be included in the letter of transmittal when we issue the Certificate of Compliance (COC)
- We are still owed the \$50 filing fee, there will be no issuance until that is received

The Staff recommendation is to issue a Final Certificate of Compliance which staff would hold until the erosion control and stakes are removed, the tree is relocated and a copy of the Home Owners Association (HOA) agreement is received.

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to issue the Final Certificate of Compliance (COC) with the additional items spoken about here tonight.

5-0 Unanimous rollcall vote

6. Tree Protection

Mr. Hultin explained the background on this project. People often propose to remove trees such as a hazard tree or such as the Hanover project for multiple trees. At what level do we tell people to come in for determination or what should we be approving as policies. Other towns have clear policies when removing any trees. Mr. Hultin referred to Braintree and Dedham's policies to recite from to the Commission. These policies would be utilized in Riverfront, buffer zone and wetland resource areas only and it would only be within the Conservation Commission jurisdiction. This could impose a cost on a project such as the Hanover Project where they are taking a lot of trees.

Chair Reilly recommends that Mr. Hultin research policies of other towns and come up with a policy to present to the Commission that could be adopted here in Weymouth. It will be an Agenda item to be reviewed when completed for the Commissions review and potential acceptance.

7. Other Business

None other than the Conservation Report which will come further down on the agenda

8. CPC Update

Cmmr. Loring reported that there was not a meeting so there is no report.

9. Herring Run Update

Cmmr. Loring reports there is still some Herring coming in which is unusual at this time. The out migration is well underway as of last week thousands and thousands were headed out. We are just waiting on the babies.

10. Conservation Report

New Active Construction

Greenvale Avenue – Gas Main Replacement project. Will included horizontal directional drilling under stream that flows into West Cove.

109 Regatta Road – coastal bank stabilization is completed. Sewer connection work pending.

Ongoing Construction

- **200 Libbey Parkway/Children’s Hospital** – dewatering for utilities via well points in roadway. Pumped water re-infiltrated onsite as far from wetland resource area as possible.
- **655 Washington St** – buffer/wetland enhancements to be done this fall
- **1047 Washington St/Atlantic Mechanical** – ongoing.
- **Pleasant/quarry roadway** – wetland replication and restoration areas have been planted.
- **17 Mutton Lane/Baptist Church** – rain garden construction and other final work to be done within the next month.
- **1183 Main Street/S. Barzola Construction** – forebays being installed today. Roof infiltration system to follow, then paving, Wetland restoration/rain gardens done last year.

Compliance and Enforcement and Complaints

- **29 Woodside Path.** Violation hearing continued to June meeting since critical family members could not be present on 5/24. We are working with owner’s lawyer to set up a site visit. This is very contentious.
- **Letters have been sent to 47 Highland Street** for vegetation clearing and encroachment into the Bradford Torrey Bird Sanctuary.
- **188 Idlewell** – plantings to be done this week, limit of “no disturb” reviewed and approved by staff and fence has been installed.

Tree Removal Requests

- **150 Lakeshore Drive** – Administrative approval given for removal of two dead pine trees and one live pine tree that lost a third of its mass with a recent limb fall.

- **15 Lake Crest Path** – looking to remove 7 mature trees within buffer zone to Whitman's Pond. Staff has advised the property owner to submit an RDA application.

Other Projects

- **Sediment Nutrient Uptake Pond (SNUP) dam removal and restoration**
 - All of the field related survey work is completed (topography, wetlands, bathmetry) Sediment sampling plan has been approved by MassDEP. Sediment samplings will likely occur late this week or early next week.

Wessagusset Walk

- **Neighborhood meeting held for residents abutting coastal bank**
 - Site visits to coastal bank and coastal bank properties with coastal bank specialist/peer review firm (Crawford Land Management), Coastal Engineering, Conservation and Engineering
 - CLM to make recommendations, may include changes to planting plan and invasive species management plan

Banner Park Project, Braintree

- **Comment letter submitted to Braintree ConComm.** Read into record at Braintree ConComm hearing on May 5. Hearing continued to June 2nd. Weymouth's peer review engineering will be submitting letter re: storm water and wetlands
Community meeting sponsored by Planning Department held 5/23
- **Bradford Torrey Forest Stewardship Plan** – Staff met with Kevin Scherer on 5/20 at Bradford Torrey to walk the area and review the plan. Opportunity to enhance bird habitat have been identified and staff plan to work with Kevin this fall to implement some of the recommendations.
- **Great Hill Park** – Town working on improvements to include trails, improved circulation, creation of meadow areas and some tree clearing to improve vistas.
- **Conservation Intern to start on 5/31.** Tasks will be a mix of administrative tasks and field work including review of conservation land, conservation restrictions and trails.

Planning Department Reviews

- **Savanna Drive subdivision** – This subdivision is in the Idlewell neighborhood and will require a notice of intent as some of the house lots and utilities are location within Riverfront area and wetland resource areas.

Upcoming Meetings

- **South Shore Climate Resiliency, June 16** - Staff to do presentation on Puritan Road culvert replacement project.

Utility notification of exempt work

- **Utility Poles**
 - Utility pole and ground rod replacement, 25 Water Street
- **Gas Line Work**
 - Gas Main Relay Work, Saunders Street

11. Adjourn

A Motion was made by Cmmr. Loring and seconded by Cmmr. Singleton to adjourn the meeting at 8:20 p.m.

12. Next Scheduled Meeting – Tuesday, June 28, 2022.

Weymouth Conservation Commission Minutes May 24 , 2022



Scott Dowd, Clerk

Respectfully submitted by,

Ann Flynn Dickinson
Recording Secretary

