

WEYMOUTH CONSERVATION COMMISSION MEETING

TUESDAY, July 25th, 2023

McCulloch Building 182 Green Street

Mary McElroy Room

7:00 P.M.

2023 SEP -1 PM 3:01

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

Also Present: Andrew Hultin, Conservation Administrator
Michael Perrin, Assistant Conservation Administrator
Ann Flynn Dickinson, Recording Secretary

Chair Reilly called the meeting to order at 7:00 p.m.

1. Minutes –June 27, 2023

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Loring to accept the minutes as written.

5-0 Unanimous roll call vote

2. 73 Regatta Road – Notice of Intent, Public Hearing – (Previously continued)

Julie Hackett

DEP File #81-1304

Map 2, Block 12, Lot 15

Reconstruction of retaining wall

NOTE: The applicant has requested that the hearing be continued to August 29. There will be no testimony or deliberation.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to continue this item at the next meeting on August 29th, 2023.

5-0 Unanimous roll call vote

3. 550-560 Washington Street – Notice of Intent, Public Hearing – Previously Continued

Raymond Jennings, Union Realty Trust

DEP File #81-1303

Map 29, Block 330, Lot 3

Demolish existing building and construct a 3-story mixed-use building.

Mr. Jennings was in attendance. Most of the discussion and revisions were completed in the last two meetings and submitted to the Conservation Office. All comments have been addressed except for additional details on slope planting and maintenance. All DPW comments were addressed.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to Close the Public Hearing.

5-0 Unanimous roll call vote

Mr. Hultin recommends the following series of conditions as follows:

- Stockpiling outside the 100ft buffer
- Dewatering process
- All debris be removed from the length of the slope and from within the wetland both on and off the property, including trash and landscape material
- Disturbed areas seeded with Conservation seed mix
- Riverfront mitigation work shall be conducted to the final approved mitigation plans and shall be overseen by a Wetlands Professional
- Split rail fence for delineation along the parking lot
- 2-year monitoring on mitigation area with 75% survival rate for vegetation
- Invasive species management plan for 2 years along the slope
- COC requiring as built plan from an Engineer
- Remove all rubbish fill until reaching natural soils, then regrade

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Standard Order of Conditions (OOC), with all special conditions mentioned

5-0 Unanimous roll call vote

- 4. 158 Park Ave West – Notice of Intent, Public Hearing, previously continued**
Michael Grehan
DEP File #81-1308
Map 44, Block 512, Lot 1
Construct three multi-family homes and associated parking, utilities, and drainage.

Shawn Hardy, Hardy + Man Design Group, and Michael Grehan were in attendance.. Mr. Hultin explained that the applicant and representative have answered the majority of the concerns. The DEP File # was issued since the last meeting. Discussion around the the flood areas and the restrictions for the AUL ensued, but no concerns were raised. The remaining comments, namely the reconfiguration of the infiltration chambers and an updated restoration/mitigation plan, were not of major concern to the Commission and they felt these comments could be conditioned into the Order of Conditions. .

Staff recommended issuing an Order of Conditions (OOC) with special conditions

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to close the public hearing.

5-0 Unanimous roll call vote

Mr. Hultin continued with the special conditions:

- Silt sock with a wire back fence around the perimeter of the site for erosion control
- project will need to comply with all conditions established in the AUL (ex. utilizing a slab foundation for the building)
- Work within the AUL shall be overseen by a Licensed Site Professional
- Planting plan shall be revised prior to the start of construction, it shall increase and diversify the native plants in the Riverfront mitigation area
- Revision to show reconfiguration of infiltration chambers
- All plants subject to a 2-year monitoring period, any damaged or dead plants will need to be replaced. Monitoring should result in 75% survival of plants or greater
- COC will need an as built plan as well a letter from an engineer certifying to the Order of Conditions (OOC) in the approved plan.
- 2-year monitoring period shall show 75% survival rate of the plantings

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to issue an Order of Conditions with special conditions mentioned

5-0 Unanimous roll call vote

5. 1183 Main Street – Request for Certificate of Compliance

Sonia Dahlquist

DEP File #81-1275

Map 53, Block 554, Lot 19

Construction of a parking lot

Shawn Hardy, from Hardy + Man Design Group, presented on behalf of the applicant. Mr. Hardy explained that there were deviations from the final approved plan, namely the addition of a concrete slab, two retaining walls, and an increase in square footage of restoration/mitigation area. He suggested that the additional mitigation should compensate for the addition of the concrete slab, as the square footage is similar. Mr. Hultin explained that during the site visit, they found erosion control (silt sock) still in place and a small amount of construction debris was found in the forebays. Staff recommends approving the COC, but holding off on issuance until the applicant has provided evidence that the silt sock and construction debris have been removed from the site. Mr. Hultin also informed Shawn that commercial vehicles should not be stored on the pad as per zoning laws.

A Motion was made by Cmmr. Loring and seconded by Cmmr. Donovan to issue a Certificate of Compliance pending the erosion control removal.

5-0 Unanimous roll call vote

6. 19 Lambert Ave – Violation Hearing

Drena & Wayne Nicholas

Map 27, Block 346, Lot 5

Construction of a retaining wall without approval

Mr. & Mrs. Nicholas attended the meeting to discuss the violation with the Commission. Mr. Hultin updated the Commission that the Mayor's office contacted the Conservation Office after receiving calls about a new retaining wall being built on Whitman's Pond. . Staff conducted a site visit and found a new retaining wall roughly 3' into Whitman's Pond constructed of cinderblocks and crushed stone. The new retaining wall replaced a derelict retain that had largely been overtopped with dirt and vegetation. Mr. Hultin contacted the homeowners and suggested their attendance at this meeting.

The homeowner expressed their intentions and explained they viewed the area as a safety hazard. The Commission expressed concerns of hardening of the bank and the location of the retaining wall. The Commission also expressed concerns about parking vehicles on the wall, as the vehicles are likely adding pollutants to Whitman's Pond with their persistent presence.

Mr. Hultin recommended that the homeowners consult a wetland scientist or engineer to suggest corrective actions. This should result in the submission of a Notice of Intent for work recommended by a professional.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Loring to continue this item until the August 29th, 2023, meeting.

5-0 Unanimous roll call vote

7. Election of Officers

A Motion was made by Cmmr. Loring and seconded by Cmmr. Singleton to Nominate and vote on Elected Officials.

A Nomination for Chair for John Reilly was approved with a
5-0 Unanimous roll call vote

A Nomination for Vice Chair Donovan was approved with a
5-0 Unanimous roll call vote

A Nomination for Clerk Dowd was approved with a
5-0 Unanimous roll call vote

Nominations were closed after a 5-0 Unanimous roll call vote

8. Other Business

- Colin Ricci Eagle Scout Troup 9 Project
Mr. Perrin updated the Commission that Colin Ricci from Troup 9 is completing the previously discussed QR codes project to design and post QR codes at Bradford Torrey Bird Sanctuary and Cavern Rock Park.

A Motion was made by Cmmr. Donovan and Seconded by Cmmr. Dowd to approve to proceed with the project.

5-0 Unanimous roll call vote

9. CPC Update

Cmmr. Loring reported that there was no meeting and there is no update.

10. Herring Run Update

Cmmr. Loring reported there are schools and schools of juveniles heading out

11. Conservation Report

New Construction

- No new construction projects

Ongoing Construction (Partial list)

- 59 Lake View – Staff visit due to call about owner clearing lily pads, clearing was for canoe access. Property owner coming before the commission for Amended Order in near future.

Compliance and Enforcement and Complaints

- 222 Idlewell Blvd – confirmation that golf balls have been cleaned up
- 475 Columbian St – No update from the property owner, will be on the next conservation agenda

Other Projects

- Whitman's Pond Vegetation Management – received one bid, New England Aquatics, for DASH pilot program. The quote appears fair, but we have not approved yet.
- SNUP – Design phase is mostly over, but SLR used up their budget and provided lacking plans. The next step is permitting, which DER will put out to bid. DER expects the engineering firm to revise SLRs plans first before starting the permitting process. Conducted electroshock surveys with MassWildlife and found many eels, pickerel, and other fishes, but no trout.
- Fore River Trail – Woodard and Curran provided preliminary plans and scope of work. Staff is providing comments before the plans and scope are finalized and put out to bid.
- Brook Trout Research Project – water samples shipped to UMaine to do eDNA testing for brook trout. No hits for Brook Trout DNA.

Utilities

- N/A

Weymouth Conservation Commission
Meeting
July 25th, 2023

Planning Department Reviews

- N/A

Other

- Jackson Square redevelopment meeting 7/26

Next Meeting

- August 29, 2023. New filings may include:

12. Adjourn

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

13. Next regularly scheduled meeting – Tuesday, August 29, 2023.

Weymouth Conservation Commission Minutes July 25th, 2023

Scott Dowd, Clerk
~~ALEXANDER DONOVAN~~
Respectfully submitted by,



Ann Flynn Dickinson
Recording Secretary