

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

**Tuesday, November 19, 2019, 7:00pm, McElroy Room,
McCulloch Bldg., 182 Green Street, Weymouth**

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 October 22, 2019 were reviewed.

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

0 Back River Road – Request for Extension to Order of Conditions, Public Hearing

John T. Gillon

Map 2, Block 3, Lot 25

DEP File # 81-1182

Pier and Float

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

Appearing before the Commission was Jack Gillon. He explained that he bought a 50% interest from the previous owner, Mrs. Bowler, so he now owns, and has to pay for, 100% of the pier.

Ms. Schloss said the abutter notifications had been received and that Mr. Gillon had received all approvals. She explained that Mr. Gillon had asked for a 3-year extension, but Weymouth currently only does extensions for one year.

Public comments:

There were no public comments.

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

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0 to extend the Order of Conditions for one year.

112 Essex Heights Drive – Request for Partial Certificate of Compliance (PCOC)

Mento Homes

Map 25, Block 285, Lot 102

DEP File #81-308

Single-family home and appurtenances

Ms. Schloss said the developer on this subdivision never got a Final Certificate of Compliance so each home buyer has to request a PCOC. She said, as this lot is outside of any buffer zone and has no wetland impact, it's a procedural formality and she recommended issuing the Partial Certificate of Compliance.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0 to issue the Partial Certificate of Compliance

1183 Main Street – Request for Final Certificate of Compliance

Thomas Keefe & Maureen Weirling Keefe

Map 53, Block 554, Lot 19

DEP File #81-685

Addition to commercial building (not constructed)

Ms. Schloss said this addition was not constructed, as confirmed by a site visit. Ms. Schloss is in favor of issuing the Final Certificate of Compliance, documenting that work never commenced.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0 to issue the Final Certificate of Compliance

18 Whipple Circle – Request for Final Certificate of Compliance

Taryn Thoms

Map 40, Block 489, Lot 79

DEP File #81-1017

2-story garage addition to existing SF

Ms. Schloss said a site visit confirmed the garage and breezeway addition has been constructed, as per the approved plans. She told the Board that all requirements have been met and she is in favor of issuing the Final Certificate of Compliance.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0 to issue the Final Certificate of Compliance

Derby Street Apartments (#30-#36) – Request for Final Certificate of Compliance
Newport Realty Properties, LLC c/o Eddie Cacciola
Map 48, Block 555, Lot 28
DEP File #81-1233
Drainage improvements

Ms. Schloss said the project was for drainage work as this property has had chronic flooding problems. She told the Board that a site visit was done and some needed clean-up has been taken care of; she is in favor of issuing the Final Certificate of Compliance.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0 to issue the Final Certificate of Compliance

Gradient Apartments, Arbor Hill – Request for Partial Certificate of Compliance
Arbor Weymouth Residential Holdings, LLC
Map 42, Block 467, Lots 2 & 3; Map 38, Block 469, Lots 2,21,22 & 23
DEP File #81-1046
242 residential units & clubhouse, associated fill, grading, utilities, and wetland mitigation
Request is for west side drainage area

Appearing before the Commission was John Perry, Gale Associates. He said they are requesting this PCOC for the west side of Burkhall Street (the stormwater area that discharges to Basin 1).

Ms. Schloss said this project is completed except for the removal of some erosion controls. As there is a 3-year monitoring period, the request is for a Partial COC.

Ms. Schloss said some catch basins are missing hoods. Mr. Perry said he will see that hoods are added, and will contact Ms. Schloss.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0 to issue the Partial Certificate of Compliance

Continued discussion, proposed changes to the Weymouth Wetlands Protection Ordinance
 Ms. Schloss said there were no proposed changes available for discussion this evening.

Present in the audience were Phil Lofgren, Assistant Herring Warden, and Linda D'Angelo, President of the Back River Watershed Association.

Mr. Lofgren said he would like to know 1) who is recommending any changes, and 2) will the changes add to the protection of the wetlands.

Ms. D'Angelo said Weymouth has town boards that are interactive and interested in resident concerns. She also said Weymouth has been proactive with the open space plan. She said the current ordinance is very good and she is present to understand any future changes.

Ms. Schloss gave a summary of elements being looked at in the Wetlands Protection Ordinance:

- To include some language present in the Wetland Protection Act regulations
- Adding conditional public services exception for some sewer projects
- Minor exempt activities
- Abutter notifications: allow certificate of mailings for Requests for Determination (RDAs) and single-family Notice of Intent (NOI) projects
- For requests to extent Orders of Condition: require a public meeting, not a public hearing, and allow extensions for up to a three-year period
- Allow use of "Mullin Rule" so members can participate in a hearing if they miss no more than one session

Mr. Lofgren asked if reconstruction of a pump house would require a public hearing under the proposed ordinance change.

Ms. Schloss said if it is in the same spot, has the same footprint, and wetland impacts are less than 500 sq. ft., a public hearing would not be required.

Calendar for 2020

The 2020 calendar for Conservation meetings was approved by all.

Other Business/Conservation Report

The Back River Report

Ms. Schloss said that The Back River Report has been done and will be received soon. This report was done by UMass/Dartmouth.

Dredging the Herring Run

Ms. Schloss said they are looking into dredging the herring run as some money for this work is available. She asked Mr. Lofgren his thoughts on the dredging.

Mr. Lofgren said there has been significant sediment in the stream since the All-Make Auto project. He has traced the sediment back to All-Make Auto. He also asked if Mr. Dorosz got an easement to park on the bank in the buffer zone.

Ms. Schloss said Mr. Dorosz was sent a Violation Notice regarding parking on the bank. She said she is concerned to hear about the serious erosion and she will look into it.

Smelt Brook

The culvert daylighting has been completed. The second phase of the project, to replace the culvert under Commercial Street, will start shortly.

Army Corps of Engineering (ACOE)

Weymouth and Braintree have provided \$65,000 each, with matching funds from ACOE, for a study to look at smelt habitat improvements resulting from the daylighting project.

Open Space and Recreation Plan Update

There will be a public meeting on Dec. 18, 2019. The town may be looking for a vote of support for the plan.

Community Preservation Commission (CPC) Update

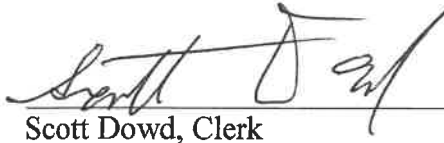
Cmmr. Loring said there was no meeting held.

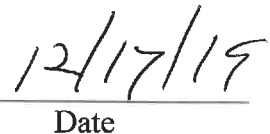
Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Adjournment:

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0 to adjourn at 8:05pm.


Scott Dowd, Clerk


Date