

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

**Wednesday, October 10, 2018, 7:00 p.m. in the McElroy Room,
McCulloch Building, 182 Green St. Weymouth, MA**

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

Also Present: Mary Ellen Schloss, Conservation Administrator

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

Approval of Minutes:

The minutes of September 12, 2018 were reviewed.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to approve the minutes from September 12, 2018 as written.

52 Davids Island Road – Request for Final Certificate of Compliance (COC)

Timothy & Kate Powers

Map 5, Block 13, Lots 27

DEP File # 81-1095

Stone revetment and stairs

The applicants did not attend the meeting. An as-built, and letter from the engineer, were received; Ms. Schloss recommended issuance of the COC.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to issue the Certificate of Compliance

38 Greenwood Ave. – Notice of Intent (NOI), Public Hearing – Continued

Donald Mullaney, Aldon Electric

Map 25, Block 335, Lot 5

DEP File # 81-1225

Pave existing gravel lot and construct stormwater system

Applicant requested a continuance to Nov. 14, 2018.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 5-0 to continue this hearing to November 14, 2018

475 Columbian Street – Violation Hearing - Continued

Richard Campot, Executor

Map 40, Block 482, Lot 16

Unauthorized fill in wetlands

Joseph Polsinello, of Inland Professional Corp., along with Richard Campot, the executor for the property, came before the board.

Ms. Schloss said she was at the site when the erosion controls were installed (while the fill is being investigated).

Mr. Polsinello submitted a letter explaining there is a third party involved in the unauthorized filling. Mr. Campot said his attorney, Mr. Herbst of Braintree, is addressing this issue which involves someone who works for the town of Weymouth.

Mr. Polsinello said he would like to continue the hearing until Nov. 14th, at which time he will reveal the third party's name.

Chairman Tanner told Mr. Campot that the Conservation Commission will not negotiate with a third party and added that a solution to the problem will need to be provided, in writing, at the Nov. 14th meeting.

Mr. Polsinello said he is looking for information on any past violations at the address; Ms. Schloss said all public information will be provided to him.

Ms. Schloss said an investigation plan and a restoration plan will be needed, and she wants to be on site when the test pit work is being done.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0 to continue this hearing to November 14, 2018

371 Front Street – Notice of Intent, Public Hearing

David Burke

Map 24, Block 326, Lot 2

DEP File # 81-1230

Detached garage

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 5-0 to open the public hearing.

Mr. Burke said the detached garage will be 27'x 22', wood framed with a concrete foundation, and will be built in the rear of the property. There will be a crushed stone driveway; there will be no floor drain. Roof leaders will be directed to a stone infiltration bed under the building.

Ms. Schloss said this will be a standard OOC.

There were no Public Comments.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0 to close the public hearing

On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0 to issue a Standard Order of Conditions

Roadway Project at Pleasant Street, Libbey Pkwy., and the quarry road - Notice of Intent, Public Hearing

Roadway right-of-way and 605, 621 & 627 Pleasant Street

J.F. Price, c/o Heather Quintal

Map 39, Block 475, Lots 10,19,4

DEP File # 81-1231

Improve intersection; construct new roadway at Libbey/Pleasant to connect to realigned quarry road

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 5-0 to open the public hearing.

James Bristol, III, of Bristol Bros. Development and J.F. Price Co., Angela Saunders of McMahon Associates, Gabe Crocker of Crocker Design, and John Zimmer of South River Environmental came before the board. Abutter information has been received.

Mr. Bristol explained the intersection and roadway reconfiguration work to be done at the intersection of Pleasant Street and Libbey Parkway. Mr. Zimmer gave details on the wetland resource areas and said they plan to mitigate the 3,000 sq. ft. of wetland impact. They are proposing (an approximate) 2:1 wetland replication.

Chairman Tanner asked why the existing stream is going into a 24" pipe, instead of a 36" pipe; will the 24" pipe handle a 100-year storm?

Ms. Saunders said the 24" pipe was chosen because of the change in pipe materials. They want to keep conditions equivalent and not create more flooding upstream or downstream.

Cmmr. Loring said the culvert is a passageway for critters and they should be able to get through it without having to go on the street. He said the new crossing should be an open stream, not a culvert.

Mr. Zimmer said they will look into whether they can meet state stream crossing standards and will report back.

Bob Luongo, Weymouth Planning Director, explained that the intersection improvements were required under the special permit for Arbor Hill. He said this is a more robust intersection than originally planned because there may be development some day on the quarry road. Stormwater will be directed to the wetland replication area.

Ms. Saunders said that test pits found ledge 5 ft. down which will prevent recharge. They are proposing wetland replication on the north and south sides of the proposed stream. Stormwater will be directed to the wetland replication area.

Ms. Schloss referred to her lengthy comment memo. She said the flood zone needs to be delineated to know where the 100-year elevation is. She said the design needs to carefully consider flood impacts up and down stream, and flagging (e.g. of wetland impact and mitigation areas) will be needed. She added that a peer review may be necessary on a project this large.

Public Comments

John McCullagh, Fredith Road, asked if any of this proposed work will affect the big pond near his home; Mr. Zimmer said there will be no drainage work.

Richard White, Fredith Road, said he is concerned about pollution from cars and the impact on animals and the stream. He wants to be sure everything is done correctly, noting that they saw impacts to private wells and wildlife after Libbey Parkway was constructed.

Cmmr. Singleton said that state regulations require the use of precipitation data that is outdated and that will lead to the undersizing of stormwater infrastructure.

Mr. Luongo encouraged the submittal of plans and specifications as soon as possible.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0 to continue this hearing to December 19, 2018

Alexan at Arbor Hill - Request for Partial Certificates of Compliance (PCOC)

Arbor Weymouth Residential Holdings, LLC

Map 38, Block 467, Lot 2; Map 42, Block 467, Lot 3; Map 42, Block 469, Lots 2,21,22,23

DEP File # 81-1046

242 residential units & clubhouse, associated fill, grading, utilities, and wetland mitigation

Jake Upton, Upton Partners, and John Perry, Gale Assoc., came before the board.

Ms. Schloss explained the as-built plans and engineer's certification have not been received, so they are not ready for the PCOC, and it needs to be decided when the Temporary Certificate of Occupancy (CO) can be signed-off on.

Ms. Schloss said the PCOCs are for the emergency access roadway and eastern drainage area and work will need to be completed before the PCOCs can be signed; Mr. Upton said he hopes to have work done within 2-3 weeks.

Cmmr. Singleton brought up the Conservation Restriction (CR).

Ms. Schloss said that Mr. Upton has requested that the CR be sent to the state for final execution, *after* the project is completed.

Mr. Luongo said the draft CR has been sent to the state and it has been approved, with corrections.

Ms. Schloss said the CR will be held by the town until all work on the project is completed. This PCOC request will be put on the Nov. 14th or Dec. 19th meeting.

Mr. Upton said he expects to be able to get the as-built within two weeks.

After discussion it was decided that Ms. Schloss will be permitted to sign off on the Temporary COs for Buildings 4 and 5, after review and approval of the submittals.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0 to allow Ms. Schloss to sign off on the Temporary Certificate of Occupancy.

Other Business

- 2019 Meeting dates were reviewed.

Ms. Schloss reported:

- Paul Milone, Weymouth Harbormaster, brought to her attention a new float system being constructed on River Street. There is considerable impact to the salt marsh resource in this area due to docks and floats. As this is a shellfish area, and this is new construction, she will ask the owner to come in for a Notice of Intent to build a structure in compliance with state guidance on small docks and piers. The Commission agreed.
- DEP has made comments on the Prodrive project; the applicant may have to get a Section 401 Water Quality Certificate.

CPC Update: Cmmr. Loring was not able to attend the meeting.

Conservation Report:

- Meeting with Bristol Brothers regarding offsite mitigation for the Weathervane project (Bradford Torrey trail expansion). She said the Enforcement Order needs to be revised (dates have changed as well as some designs).

Ms. Schloss provided the Commissioners with documents to sign.

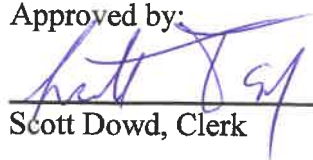
Adjournment:

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0 to adjourn at 8:38pm

Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:



Scott Dowd, Clerk



Date