

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

**Tuesday, February 19, 2019, 7:00pm
John F. McCulloch Building, Room 12
182 Green Street, Weymouth, MA**

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

Not Present: George Loring, Commissioner

Also Present: Mary Ellen Schloss, Conservation Administrator

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

1. Approval of Minutes: December 19, 2018
The minutes of December 19, 2018 were reviewed.

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

**2. No. Weymouth Beach Connection Project – Notice of Intent, Public Hearing-Cont'd*
Map 2, Block 12, Lot 10 & Map 4, Block 21, Lot 3;
DEP File #81-1213**

***WILL BE CONTINUED TO NEXT MEETING – No discussion or new information**

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to continue the hearing to March 26, 2019.

**3. Mass DOT Drainage Project, Bridge/Neck Street – Notice of Intent, Public Hearing,
Cont'd***

**666 Bridge St. And 276 Neck St;
Map 5, Block 13, Lots 7, 13, 46;
DEP File #81-1237**

***WILL BE CONTINUED TO NEXT MEETING – No discussion or new information**

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to continue the hearing to March 26, 2019.

4. Weymouth Glen Condominium Trust – Request for Final Certificate of Compliance
573 Broad Street;
Map 22, Block 292, Lot 24;
DEP File #81-1194

Ms. Schloss stated that there was no one present but this should be a simple request. She stated that this is a replacement of an irrigation well next to the wetlands. She added that all is in order. The applicant has provided the engineer's certificate. Additional information on the well was required as part of the Order of Conditions and was received. Having inspected the site, Ms. Schloss recommended approving the request for Final Certificate of Compliance for the case.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the request for a Final Certificate of Compliance on 81-1194.

5. 119 Fort Point Road – Request for Final Certificate of Compliance
Pamela Duprez
Map 2, Block 7, Lot 2
DEP File #81-1071
Addition to SF house

Ms. Schloss stated that Pam Duprez and Kevin Harris are here this evening for this request and the next agenda item. The addition was constructed between the house and garage. The inspection has been completed and she recommends that the certificate be issued.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the request for a Final Certificate of Compliance on 81-1071.

6. 119 Fort Point Road – Notice of Intent, Public Hearing
Pamela Duprez
Map 2, Block 7, Lot 2
DEP File #81-1238
Elevate single-family home on piers to raise above FEMA Floodplain

Pam Duprez and Kevin Harris were present for this hearing.

Mr. Harris stated that he has been working with members of the town, trying to put together this grant from FEMA, called an elevation grant.

Ms. Schloss stated that the house will be raised onto pilings. The garage will have foundation walls with Smart Vent openings. She stated that she recommends that the Order of Conditions be approved so that the project can go forward.

Ms. Schloss stated that the grant is very specific about the work that can be done. The owners would like to add some type of lattice or similar material to cover the open area below the elevated house. This has to be added after the project is completed as the FEMA grant won't pay for it. Ms. Schloss recommended that the Order of Conditions allow the lattice/covering to be

added without additional Conservation approval as long as the material is compliant with building code requirements.

Ms. Schloss stated that an elevation certificate and as built plans are needed once the project is completed. There is to be proper erosion control and no change to the existing grade.

The abutter notification information was received.

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

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to issue the Order of Conditions.

7. 138 Fort Point Road – Notice of Intent, Public Hearing

Greg Correia

Map 2, Block 6, Lot 33;

DEP File #81-1240

Elevate single-family home on piers to raise above FEMA Floodplain

Ms. Correia stated that the structure will be held on 14 piers. There is a crawl space underneath which will remain. The footings will be put under the existing foundation. Pilings will be concrete with rebar. This structure is in the velocity zone.

Ms. Schloss stated that the Board of Zoning Appeals had another plan on file. It is the Hoyt site plan that has the spot elevations on it. She would like to add this plan to the record. There is to be no change in the surrounding grade.

On the plan provided, there is a parcel A that appears to jut into an abutting property. There is a boundary agreement between the property owners. This is not necessarily relevant for this Notice of Intent but is given for information purposes.

This project is complicated because it is in the velocity zone. The structure is located within a few feet of the sea wall. Underneath the house there is to be a frangible slab.

Abutter notifications have been received.

Ms. Schloss stated that they still need architectural plans for the staircases. The applicant submitted the plans this evening.

There is a town right of way. Ms. Schloss noted that during pre-construction the applicants will need to work with the town to explain how staging sequence will work so that the right of way will remain open.

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

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to issue the Order of Conditions.

8. 475 Columbian Street – Violation Hearing, continued

Map 40, Block 482, Lot 16

Unauthorized fill in wetlands

Request to continue

Ms. Schloss stated that there is a plan for test pits and to pull back the fill which is due March 12, 2019. She also stated that the town has reached out to a responsible party and an agreement to meet has been made.

Mr. Dowd stated that he was not present at the previous meeting. He will watch the televised meeting and sign the Mullen Rule certificate.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to continue the hearing to March 26, 2019.

9. Massapoag Street – Abbreviated Notice of Resource Area Delineation, Public Hearing

Weathervane Massapoag LLC

68 Massapoag St and 2 adjacent undeveloped parcels

Map 44, Block 505, Lots 1 & 2;

Map 44, Block 504, Lot 8

DEP File #81-1239

Approval of wetland delineation for Bordering Vegetated Wetlands

John Zimmer, South River Environmental, appeared before the Commission and reviewed the delineation of the undeveloped parcels. He stated that he and Ms. Schloss walked the entire property including the portion that is in Braintree. Only two flags were adjusted based on conditions on the field.

Ms. Schloss noted that there was a stream flowing from the wetland on the Braintree side, but it did not flow back into Weymouth. The upland is forested with some evidence of dumping.

The plans dated February 5, 2019 have the two flag adjustments noted.

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

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to approve the plans and issue an Order of Resource Delineation confirming the bordering vegetated wetland line as show on the revised plans submitted on February 5, 2019- on 81-1239.

10. Pleasant/Libbey/Quarry Road Roadway Project – Notice of Intent, Public Hearing, Cont'd

JF Price, applicant, Roadway right-of-way

605, 621, 627 Pleasant St;

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

Request to continue.

Ms. Schloss stated that a site visit is needed.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 4-0 to continue the hearing to March 26, 2019.

11. Other Business

a. Ethics Training

Ms. Schloss reminded the commissioners that they must complete ethics training and provide certification of completion.

b. 475 Middle St, DEP #81-778, pending Certificate of Compliance Request

Ms. Schloss corrected the address for this to 267 Middle Street.

Ms. Schloss stated that the house was built closer to the wetland. The lawn looks like it is within an area that was originally in the flagged wetland area. There is no row of trees. She noted that her predecessor had signed off on the Building Department's Certificate of Occupancy, but a Certificate of Compliance from Conservation was never issued.

Ms. Schloss stated that this home has been foreclosed and is bank-owned. The bank is looking for a certificate of compliance. She suggested that a post & rail fence, approximately five-feet behind the deck be installed.

She also suggested that a conservation seed mix be planted.

The potential owner will need to apply for a Certificate of Compliance once the work is completed.

c. 50 Tamburlane Ridge, Notice of Violation

Ms. Schloss stated that there was filling in wetland on his property, adjacent property, and in a wetland replication area. The home owner will need to submit a Restoration Plan.

d. Letter request re: pending revision to Brookpoint project, 4-48 Commercial Street, DEP #81-1191

Ms. Schloss stated that Mr. Delegas is requesting changes to his project. They are requesting an amended Order of Conditions. They have submitted a letter detailing the

changes. A Public Hearing and notification of abutters are required. The Commission agreed that these changes could be handled as an Amendment to the Order of Conditions.

Ms. Schloss reported on:

12. CPC Update

There was no CPC update.

13. Conservation Report

Ms. Schloss provided the Commissioners with a Conservation Report and documents to sign.

Adjournment:

On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 4-0 to adjourn at 8:30 pm.

Respectfully submitted by,

Janet P. Murray
Recording Secretary

Date