

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

**Tuesday, August 27, 2019, 7:00pm in Council Chambers,
Second Floor, Town Hall, 75 Middle Street, Weymouth**

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

Also Present: Mary Ellen Schloss, Conservation Administrator

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

Approval of Minutes

The minutes for July 23, 2019 were reviewed.

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

The first two items were taken out of order:

**Meredith Woods Subdivision-Discussion re: Request for Final Certificate of Compliance
Bristol Brothers Development/Meredith Woods, LLC**

Meredith Way and Gretchen's Way

Map 21, Block 285 and Map 25, Block 284

Planned Unit Development/Subdivision with 20+ single-family homes and deeded open space

Appearing before the Commission was Steve McCarthy, Bristol Bros. Development.

Mr. McCarthy said all houses are built and occupied, roads and driveways are completed, and they are working on the punch list. He then spoke of the trouble they are having keeping the 300' x 15' area of Invasive Japanese knotweed at bay. For seven years they have made every attempt to eradicate it, even goats didn't work. They replanted 80 plants in 2016 and, altogether, have expended close to \$50,000 on this effort. He said a 1-ft. stem can create a 25-ft. canopy and anything lower than the canopy does not grow; this is the last item on the punch list that needs to be addressed.

Ms. Schloss said she is not sure how to address the knotweed. She said one additional treatment should be applied before the first frost.

The Board recommended one fall and one spring herbicide treatment and then turn it over to the neighborhood association; Mr. McCarthy said they were hoping to get the FCOC, and then turn it over to the neighborhood association, this fall.

Chairman Tanner said he would like to see half of an herbicide application done now and for Mr. McCarthy to report back to Ms. Schloss his level of success.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0 to approve of the herbicide treatment and asked that the results be reported back to the Conservation administrator within 10 days.

**19 Perkins Road – Request for Amendment to Order of Conditions, Public Hearing
Wayne & Lynda Fitzgerald**

Map 34, Block 438, Lot 1

DEP File #81-1236

Add in-ground pool and patio areas to approved garage, breezeway and retaining wall

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

Appearing before the Commission were owners, Wayne and Lynda Fitzgerald.

Mr. Fitzgerald explained that they are proposing cartridge filters and are using ozone as the sanitizer instead of chlorine. He said they will work with Tom Barry, Weymouth Building Dept., and put in whatever type of fence would be required.

Ms. Schloss said the proposed plan did not include the groundwater infiltration system for the roof leaders and did not mention what the patio will be constructed of, or if it will be impervious.

Mr. Fitzgerald explained that the soil is 100% gravel and it would cost \$6,000 to \$7,000 to remove it and install the infiltration system. They are proposing instead to add stone infiltration areas at the downspouts. They will be using pervious pavers around the pool and the patio and pergola will be impervious (concrete).

Ms. Schloss said the home owners did a tremendous job with their planting. She then explained to the applicants that an as-built plan will be required for the Certificate of Compliance, they will need to use a filter that does not require back wash, and water will need to be removed by a pump truck. Mr. Fitzgerald agreed to those conditions.

Public Comments – none

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 5-0 to approve the Amendment to the Order of Conditions.

7 Perkins Road – Request for Final Certificate of Compliance

Ryder Development

Map 34, Block 438, Lot 7

DEP File #81-1217***Single-family house, retaining walls***

Ms. Schloss said that there is a small punch list on this project that is being addressed, adding that everything will infiltrate, the sod will be removed and splash pad put in. She said she is comfortable issuing the Final Certificate of Compliance.

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

56 Sunnyplain Ave. – Request for Final Certificate of Compliance**J. Smith, IV****Map 36, Block 453, Lot 16****DEP File #81-1208*****Fill slope, tree removal***

Ms. Schloss explained that this After-the-Fact fill and tree removal is all in order.

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

1256 Washington Street – Request for Final Certificate of Compliance**Extra Space Properties, Inc.****Map 35, Block 407, Lot 33****DEP File #81-1198*****Commercial building additions and drainage improvements***

Chairman Tanner said people have commended this project as an asset to the area.

Ms. Schloss said the stormwater Operation & Maintenance is back on track and is a really good plan; she is in favor of issuing the COC.

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

136-138 Bridge Street – Request for Final Certificate of Compliance**Anthony Nota****Map 6, Block 62, Lot 13****DEP File #81-1152*****Commercial building, revetment on coastal bank***

Ms. Schloss said there was a 3-year monitoring period on this project so only now are they eligible to come in for the Final COC. There is knotweed growing, but that was not addressed as part of the Order of Conditions. The Commission requested that they do one last treatment before the COC is issued. That treatment was conducted in July. Some knotweed is growing back. The owner can hire someone locally to handle the knotweed. Ms. Schloss is in favor of issuing the Final COC.

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

Other Business

Ms. Schloss reported on:

Arbor Hill Development: The Board has given the administrator permission to sign off on Temporary Certificates of Occupancy (TCO). Ms. Schloss reviewed plans with the owner, Jake Upton of Upton Partners, and Gale Engineering. She said the project is looking good, and there will be an additional 3-years monitoring on the vernal pool. She has signed off on the TCO for the second 79-unit building.

Eagle Scout project: Cmmr. Loring reported that Zachary McPhail wants to do some work behind the green shack at Iron Hill. He has proposed to put in stairs to make for easier access to the grate that needs to be cleaned out quite often in the fall and winter. Boy Scouts of America have to approve the project first.

1189 Main Street: Notice of Violation issued for pushing fresh fill, and expanding the existing driveway, up to the wetlands. They have been asked to attend the next Conservation Commission meeting.

Weymouth Wetlands Protection Ordinance (WPO): Ms. Schloss said that she prepared a draft revision to the WPO, with changes that were discussed in 2011. Most significantly, a change in the process for extending Orders of Condition. Members were given a copy and asked to review changes.

Conservation Report was distributed.

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 5-0 to adjourn at 9:35pm.



Scott Dowd, Clerk



Date