

**MINUTES OF THE
CONSERVATION COMMISSION
MEETING OF
MAY 8, 2013**

Present: Steve DeGabriele, Chairman
George Loring, Commissioner
Tom Tanner, Commissioner

Absent: Scott Dowd, Commissioner Clerk

Also Present: Mary Ellen Schloss, Administrator
Lee Hultin, Recording Secretary

Commissioner DeGabriele called the May 8, 2013 meeting to order at 7:00 pm at the McCulloch Building, 182 Green Street, Weymouth, Ma.

APPROVAL OF PRIOR MINUTES:

Cmmr. Tanner made a motion to approve the minutes of March 27, 2013 as amended and with Scott Dowd's approval as well and was seconded by Cmmr. Loring.
VOTED UNANIMOUSLY

**1407-1409 Commercial Street – Violation Hearing
Master Cleaners
Map 23, Block 306, Lot 11**

Kevin Doherty, Hydrogeochemist hired by Master Cleaners was in attendance. He stated a bedrock well was installed on the site without proper permitting.

Glenn Wood, Environmental Counsel hired by Master Cleaners will file an NOI prior to more work being done. His client was told the well siting was taken care of and it never came before the Commission. There is another issue that came up, they discovered an underground storage tank in the front of building and they are looking to see if it needs to be removed. If so, they will incorporate that into the Notice of Intent as well.

Mr. Doherty said the property has two existing observation wells on site. They were probably installed in the 1980's or 1990's. He stated that he has not done any research on the history of this site. This location was an auto repair shop at one time. This was a residential site in 1927, from 1927-1950's it was an auto garage and from 1960's-1970's it became a dry cleaners.

The tank is 8 feet in diameter but they are not sure of the layout of the tank and they still need to investigate that. They understand the Herring are running until June 15th or so and will not begin until they have finished.

The tank is full of water, has a hole in it and has the same level of water as the ground level. It is assumed the ground water is seeping into the tank.

Steve DeGabriele is concerned about the observation wells and the fact that they do not know if they are contaminated or not. He stated that they are required to remove the tank and should file with DEP.

Kevin stated that as part of the tank closure process and in accordance with 527 CMR they are required to document the environmental conditions in and around the tank. They can sample all the soil around and beneath the tank.

It was suggested that they check with DEP for a Notice of Release on the property.

Cmmr. DeGabriele would like certification of the bedrock water and the stream water.

Cmmr. DeGabriele said that there are two issues at hand: one is that you drilled a well next to a resource area without permission and secondly you were sent a letter to stop and you continued to connect. Mr. Doherty stated that the well was installed with a manhole cover but is not connected to the building. There is electrical power but that is it.

Cmmr. Tanner suggested that perhaps the DPW has information on the two wells and they should follow up with them. He asked where the discharge of the water is going. It was stated into the sewer. Mr. Tanner asked if they are getting a meter for it and it was stated yes. It doesn't make sense to Mr. Tanner to put this tank in as the water cost in the Town of Weymouth is significantly cheaper than the sewer charge. It was stated that the owner feels in the long run it is the right thing to do.

The monitoring wells are also a big question for Mr. Tanner.

Mary Ellen asked if the NOI will include the pumping rate? It was stated yes, they will do a pump test on the well and will coordinate with Mary Ellen.

Cmmr. Tanner asked if they are planning on having a storage tank especially if the flow rate is very low. It was stated yes.

Chairman DeGabriele suggested that they write a letter with details to do the pump test so they can get the results to include in the NOI.

The order not to do any additional work on site will remain in effect.

**857-903 Pleasant Street – Order of Resource Area Delineation, Extension Request
DEP File #81-854 (Map 31, Block 404, Lot 2, Map 35, block 407, Lot 43)
James E. Bristol, Jr.
Continued from March 27, 2013**

Jim Bristol, Jr – Bristol Brothers and Carl Erickson were both present. In April 2007 an extension was made on an existing Order of Resource Area Delineation. The Massachusetts Permit Extension Acts in 2009 and in 2012 provided a 4-year extension. The applicant hired a wetland scientist to review the delineation in 2007 and some changes were made to the original BVW delineation. Mary Ellen would like to review flags 4 and 13 and possibly others with the scientist on site together. She will report her findings after the site visit.

Weathervane Golf Course Development
Certificate of Compliance Request, Discussion (Continued)
Weathervane Drive
DEP File #s 81-756, 81-963
Bristol Brothers

It was stated that there was a site visit on April 22nd at the encroachment areas and April 29th at the vernal pool. The following views have been prepared regarding the golf course “encroachment areas”.

Carl Erickson presented a visual view of 8 different areas of the site to the Commission. All recommended plantings are readily available.

View #1 – suggests planting blueberries and juniper. The footbridge plantings are 5-10 feet away from the wetlands. They would like to begin planting these in June and will submit a plan on the footbridge and plantings to Mary Ellen.

View #2 – suggests open channel drains that run into the detention pond. There will be two pipes that will be capped or tied off. The larger one is the irrigation blow off and the smaller one is the roof runoff.

View #3 – suggests a transition to the wetlands by planting sweet pepper bush, inkberry and blending in a New England conservation wildlife mix. They are looking to begin this work by June.

View #4 – suggests planting white pine, red maple, green ash, sweet pepper, inkberry and a canopy cover. They would like to plant in the fall and will submit a specific plan for this. There is approximately 5,000 square feet in this area. A 2x3 box culvert is not needed. They will put a stop log in so low flow will be going in the proper direction.

View #5 – proposes a 4 x 4 cedar post fence with signs that identify an environmentally sensitive area.

View #6 – work is in compliance with the approved plan.

View #7 – the tree pruning in this area was greater than submitted and Mary Ellen requested a revised plan.

View #8 – provide revised pruning plan for review and approval.

Mr. Erickson stated that the big items here are view #1, 3 and 4 as they would like to begin work on those.

Other Items Needed from Bristol Brothers

- Map showing discharge locations for the golf course under drains, as noted in Dr. Wang's peer review report. The locations should be noted on a plan and marked in the field for review. Discharges located in or adjacent to wetlands will need to be relocated.
- Water Quality Data for April 2013, and response to Mary Ellen's letter of March 27, 2013 to Jim Bristol III, requesting a review of the sampling program.
- Irrigation well pumping data should be provided for past years (this was requested by Mary Ellen in her September 14, 2012 letter to Jim Bristol III).
- Following completion of construction, as-built drainage plan for remaining areas (Clubhouse Drive, Ben Hogan, Tiger Terrace, Golden Bear, Clubhouse parking lot).

Relative to the potential off-site mitigation work along the sewer easement, Mr. Bristol stated that they are working on the I/I Mitigation with the Department of Public Works.

Cmmr. Tanner asked if they are putting up a cedar post at the ninth tee box stating not to use chemicals in this area and it was stated yes.

Chairman DeGabriele stated that the amount of mitigation isn't commensurate with the encroachments to the original plans. He is not looking for one-to-one but would like to see a plan/schedule for completing the work. An overall schedule of all the work that will be done would be appropriate. He would like to get the ratio as close as possible. He would like a possible commitment to work on the trail system or mitigation off site with a monetary donation.

Cmmr. Tanner has a problem asking a business for money. He asked Mary Ellen what the difference in mitigation work is. Mary Ellen stated that difference is approximately 21,000 square feet and they are only providing for approximately 5,000 square feet. Cmmr. Tanner feels a commitment to work on the bike path and walking path would be appropriate. Mr. Bristol stated that he would speak with Jeff Bina, Director of DPW about this.

Mary Ellen will work on a letter to allow limited work on views 1 and 3.

CPC Update

Cmmr. Loring stated that he did not attend their last meeting but knows that Fogg Library went out to bid.

Other Business

1294 Washington Street – working on draft letter to Planning Department with Commission's comments. Anyone with input please contact Mary Ellen by Thursday.

Tirrell Woods to file Certificate of Compliance for Buildings #400 and #500. They would like to increase the forebay height per SITEC's drainage review prior to filing for the COC.

Conservation Report

See Administrator's Report of May 8, 2013

This was reviewed with the Commission. Some highlights are:

- Public meeting on Fore River Bridge, 75 percent design, scheduled for Thursday, May 16 at 6:30 pm at the Abigail Adams Middle School.
- Public Meeting on Fore River Ave and Fort Point Road seawalls tentatively scheduled for Wednesday, May 22 at 6 pm at McCulloch.
- Whitman's Pond Vegetation Management Plan presentation is scheduled for Monday, June 10th.
- Still intend to get commissioners matrix with parcels for review of Conservation lands for Open Space and Recreation Plan update.
- There is a meeting on May 28, 2013 at 3:00 pm on the flood control gates for the Herring Run if anyone wishes to attend.
- Mary Ellen will follow up with Weymouth Salvage to see if he has done the work that was requested.

ADJOURNMENT

Next meeting is scheduled for May 29, 2013 at the McCulloch Building at 7:00 pm

Cmmr. Loring made a motion to adjourn at 8:35 pm and was seconded by Cmmr. Tanner.
VOTED UNANIMOUSLY

Respectfully submitted by,

Lee Hultin
Recording Secretary

Approved by:

Scott Dowd, Conservation Clerk

Date