

**MINUTES OF THE
CONSERVATION COMMISSION
MEETING OF
JUNE 26, 2013**

Present: Steve DeGabriele, Chairman
George Loring, Commissioner
Tom Tanner, Commissioner
Anthony Merlino, Commissioner
Scott Dowd, Commissioner Clerk

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

Commissioner DeGabriele called the June 26, 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 May 8, 2013 as amended and was seconded by Cmmr. Loring.

VOTED UNANIMOUSLY

188 Idlewell Blvd – Request for Determination of Applicability – Hearing

John Mullin

Map 9, Block 136, Lot 18

Deck onto rear of house

Ms. Schloss stated that she received the abutter notification information from the applicant yesterday.

Cmmr. Loring made a motion to open the public hearing on 188 Idlewell Blvd. at 7:03 pm and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

Appearing before the Commission were Rhonda and John Mullin. The owners are looking to construct a deck approximately 236 square feet on the rear of their house, within Riverfront Area and the 100 foot Buffer Zone of a BVW. The proposed deck is outside of the first 50 feet of Riverfront Area but is within 50 feet of the BVW. At its closest point, the proposed deck is located approximately 35 feet to the BVW.

It was stated that the first floor deck will be built on sonar tubes and pavers and will go the length of the house. The second floor will be a 6 x 6 deck over it.

Cmmr. Merlino asked if there will be any stairs on the deck? The applicant replied yes, they will be off the first floor to the ground level and will be within the footprint they showed on the map on the side that is fourteen feet.

Cmmr. Tanner stated that the deck is 22 feet and he asked if they were cutting it back by 3 feet for the stairs to reduce the deck size to 19? The applicant replied yes.

Cmmr. Tanner asked if the footings would have sonar tubes and it was stated yes. The second floor deck is off the sliders on the second floor and will not have stairs.

The public was given the opportunity to speak. There was no public comment.

Ms. Schloss stated that there was an Order of Conditions on this house for 36 plantings and 3 no disturb posts to be installed. They have already received a Certificate of Compliance on this however, there are only 14 or 15 plants that are still living. There are a lot of invasive species that will take over if other plants are not there.

Cmmr. DeGabriele stated that this is a recommendation that some additional plantings be planted but it will not be included in the OOC just in a cover letter and the applicant should work with Mary Ellen Schloss on this matter.

Ms. Schloss stated that she would like to see the three posts fixed with the plaques put back on them.

Cmmr. Tanner made a motion to close the public hearing on 188 Idlewell Blvd. at 7:20 pm and was seconded by Cmmr. Dowd.

VOTED UNANIMOUSLY

Cmmr. Loring made a motion to issue a negative three determination with the conditions set forth this evening and was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

Weathervane Golf Course Development – Violation Hearing

Weathervane Drive

DEP File #s 81-756, 81-963

Bristol Brothers

Ms. Schloss handed out a revised draft Enforcement Order of Conditions for this location and it was reviewed page by page with the commission for their comments. Mary Ellen Schloss will create a new draft Enforcement Order and email it to everyone for their review.

Cmmr. Loring made a motion to issue an Enforcement Order as reviewed with additions and changes discussed this evening and a draft will be sent to all members and Bristol Brothers with a date to comment to Mary Ellen Schloss. This was seconded by Cmmr. Tanner.

VOTED UNANIMOUSLY

30 Newcomb Terrace – Notice of Intent – Hearing**Paul Silowan****Map 28, Block 326, Lot 8****DEP File # not available***3-car attached garage*

Mary Ellen Schloss stated that she has not received a DEP File number yet.

Cmmr. Loring made a motion to open the public hearing on 30 Newcomb Terrace at 8:18 pm and was seconded by Cmmr. Merlino.

VOTED UNANIMOUSLY

Appearing before the Commission were Paul and Maryanne Silowan. They turned in the abutter notification information to Mary Ellen Schloss at this meeting.

The applicant stated that the home originally had a two car garage underneath it that they turned into a play room and now they want to add a new 3-car detached garage. The size of the addition is 48 x 28 with a workshop above the garage for personal use. There will be a 4 foot foundation and it will be heated with electricity. There will not be a bathroom installed.

The Weymouth High School carpentry department is building this garage as a project.

Cmmr. Tanner asked what the inside height would be and it was stated the standard 10-12 foot ceilings, not for storing trucks.

Cmmr. Loring asked where the run off will go and it was stated into the ground by a perforated pipe. It's about 32-33 feet away from the wetlands. Mary Ellen Schloss asked where the roof runoff would go and it was stated down gutters into rain barrels and then they will use it for their large garden and also will be infiltrated into the lawn.

Cmmr. DeGabriele asked if there will be any floor drains and it was stated no. He also asked if there will be any stockpiling of soiling and it was stated that the extra soil will be spread out over the property which is very large.

There will be a silt fence put up along the wetlands. Mary Ellen Schloss requested that additional plants be put in near the shed and patio along the wetlands to increase the buffer zone. The number and type of plants will be determined by the conservation administrator and the applicant.

After review of the plans Cmmr. Tanner asked if the pool is still there and it was stated yes.

The public was given the opportunity to speak and there were no public comments.

Cmmr. Loring made a motion to close the public hearing on 30 Newcomb Terrace at 8:41 pm and was seconded by Cmmr. Merlino.

VOTED UNANIMOUSLY

Cmmr. Tanner made a motion to issue an Order of Condition contingent upon receiving no comments from DEP and a file number assigned and including all conditions reviewed this evening and was seconded by Cmmr. Loring.

VOTED UNANIMOUSLY

CPC UPDATE

Cmmr. Loring stated that CPC has not met since the last meeting and they are not meeting again until September.

OTHER BUSINESS

Ms. Schloss stated that she has a request for a letter of support by the Planning Department for a grant for the Back River Trail extension. All members agreed to have Mary Ellen Schloss write this letter.

Ms. Schloss stated that she has a request for an extension and amendment for a local Order of Condition by 25 Rockway Avenue. This was originally going to be a medical building and it was extended but will expire August 18, 2013. They would like another 2 year extension but now they want the building to be a 43 unit apartment building. This proposed 43 unit apartment building has less of an impact on the wetland area than the approved medical office building did. After a long discussion on this project the Commission agreed to ask for a new Notice of Intent for the change.

Ms. Schloss stated she received a request for sand at the birches beach area. She has visited the site and the storm water area is very dismal, the area is generally a mess. In the past the town has put sand there. The Commission felt the residents need to take some responsibility for the mess and clean it up and make it a little nicer before the town will do anything there.

Cmmr. DeGabriele asked if there is any progress on the boat storage issue and Mary Ellen stated she is not any closer on this issue.

Cmmr. Dowd stated that there is a resident along the Iron Hill Street near the footbridge that has a wall that is falling down into the pond. Mary Ellen Schloss will send them a letter that she will be visiting the site for inspection to address this problem.

Cmmr. DeGabriele said a resident on Randolph Street has eliminated all the vegetation and put down crushed stone and other neighbors have done the same thing.

Review of Open Space Parcels – Ms. Schloss handed out a list of conservation parcels that need to be assessed and asked Commission members to help visit these sites as we need to update this for the town's open space and recreation plan which is only in draft form. This needs to be completed to finish the plan and allow us to get grant money. Several members took various locations to inspect.

Cmmr. Loring stated that the Department of Transportation and the DPW walked all the tunnels along the Herring Run area and DOT is sending out divers to check them all out.

CONSERVATION REPORT

See Administrator's report of June 26, 2013.

This was reviewed with the Commission and some highlights were:

- LCI Sewer/Idlewell project ongoing
- 35 Fieldstone Lane filed changes to the foundation as they ran into large boulders.
- Sewer Contract 2 Replication Project overall looks good
- Weymouth Salvage, Ms. Schloss was out there today and they made some more adjustments to the depression area and they will need to reseed it.
- 35 Royden Road has an unpermitted shed/garage-Ms. Schloss will send them a formal letter stating that they are in violation of conservation wetlands protection act and building permits. The deadline will be the end of July, 2013.
- Master Cleaners wants to file a letter requesting a pump test. Cmmr. DeGabriele wants a site assessment done for chemicals. Sample as appropriately given the past use of the property.

ADJOURNMENT

Next meeting is scheduled for July 24, 2013 at Town Hall.

Cmmr. Loring made a motion to adjourn at 9:30 pm and was seconded by Cmmr. Dowd.
VOTED UNANIMOUSLY

Respectfully submitted by,

Lee Hultin
Recording Secretary

Approved by:

Scott Dowd, Conservation Clerk

Date