

**Weymouth Conservation Commission  
3<sup>rd</sup> Floor Conference Room, Town Hall  
75 Middle St., Weymouth  
March 13, 2013 Meeting**

**Present:** Steve DeGabriele, Vice-Chairman  
Scott Dowd, Commission Clerk  
George Loring, Commissioner  
Tom Tanner, Commissioner

**Not Present:** Laura Harbottle, Chairperson

**Also Present:** Mary Ellen Schloss, Administrator

**Recording Secretary:** Patricia Fitzgerald

**Cmmr. DeGabriele called the March 13, 2013 meeting to order at 7:00PM, in the Town Hall Third Floor Conference Room, Weymouth, MA.**

**Minutes**

Cmmr. Tanner moved to approve the minutes for Feb. 13, 2013, seconded by Cmmr. Dowd.  
VOTED TO APPROVE; Cmmr. DeGabriele abstained.

**Tirrell Woods Planned Unit Development  
DEP File # 81-1033**

- **Proposed Drainage Modifications**
- **Proposed Cart Path Restoration**
- **Project Update**

Appearing before the Commission was Al Trakimas, SITEC Environmental.

Ms. Schloss explained that this discussion is relative to the Tirrell Woods Order of Conditions that was issued in 2008. The drainage as-built was discussed in 2011 due to ledge; the drainage was constructed differently than what was shown on the original proposed plans. She said that Ken Ryder was asked to have his consultants come in to show Con Comm if any changes would be needed to meet the stormwater management's standard requirements.

Mr. Trakimas explained what was shown on the plan:

- (2) catch basins coming into the southerly side of the basin, and the main part of the drainage coming into the northerly side. He said the difference was the (2) southerly catch basins now discharge into the northerly forebay. They had to look at the size of the sediment forebay to see

if it had enough volume to handle it. Based on the as-built, they calculated the volume treating 1" of run-off so the rip-rap stone needed to be raised 18".

- Elevations of the top of the rip-rap needs to be raised to handle the 1" of run-off (it would only have handled the ½").

Mr. Trakimas said he talked to Mr. Ryder regarding the Partial Certificate of Compliance for the first (3) buildings and, right now, there are (4) buildings left to be constructed. He said (3) of the remaining (5) are physically under construction, the 4<sup>th</sup> one has the foundation poured and the 5<sup>th</sup> one has not had the foundation poured yet.

Mr. Trakimas said that, per Ken Ryder:

- (15) of the (18) units under construction have been sold.
- He is planning on paving in, roughly, one month.
- Mr. Ryder will look for Certificates of Occupancy after paving so they will be coming back in 30-days looking for another Partial Certificate of Compliance to move into those buildings that are now under construction.
- Mr. Ryder thinks he will be done with construction by the end of the year.

Cmmr. Tanner asked, since the run-off will go onto the main drain, if the drain pipe size is adequate for that.

Mr. Trakimas said he did not run calculations for the drain pipe but when they sized the drain pipe, they didn't allow for time of concentration – they assumed the entire project was all less than (5) minutes (so the entire peak hit at the same). He said they also sized it based it on reinforced concrete pipe so, in his opinion, it would not make any difference in the long run. He added that even if the catch basins clogged it would overtop the Cape Cod berm and go over the lawn area, but no water would get in to any buildings.

Cmmr. Tanner asked how deep the catch basin is; Mr. Trakimas said it has the typical 4-ft. sump.

Cmmr. Tanner asked if:

1. They are looking for more elevation of the rip-rap.
2. Will it be done before they look for the "other Partial"

Mr. Trakimas said he will make sure it's done.

Cmmr. DeGabriele asked if the other (5) buildings would be connected to the same system and what will remain to be done after that.

Mr. Trakimas said, right now (3) are being framed and (15) of the (18) are sold so, at a minimum, they are looking for "these (3) buildings" however, they may come in looking for the 4<sup>th</sup> building; the 8<sup>th</sup> building will be held (no foundation) and there are still (6) units out there.

Ms. Schloss asked to talk about the cart path restoration and asked if there were improvements to the Tirrell Woods (street) itself.

Mr. Trakimas said he would talk to Ken Ryder, but it would have to be done with the completion of the rest of the buildings and he said he thought it would have to be done to get the Occupancy Permit for the 8<sup>th</sup> building.

Cmmr. Tanner asked where the street will be finished; Mr. Trakimas said it will go all the way to Front Street.

Ms. Schloss advised Mr. Trakimas that, before the work is done, they will have to coordinate things with the Conservation Commission, adding that Mr. Ryder needs to maintain and control the erosion controls.

Ms. Schloss said, regarding the cart path, that at the Jan. 23<sup>rd</sup> meeting they discussed access through Sportsman's Way. She said that for truck access, stone had been put down and there was an agreement that at the end of the project the area would be restored; she added that the as-built, in regards to the drainage, had the first iteration of restoration on it. Ms. Schloss went out to the site with Rod Gaskell of SITEC and did some measurements and came up with a slightly different plan that did not actually involve carving out the slope that exists there now. She said the plan the Commissioners received shows the slope to be regraded but, instead of that, the wetland has been shifted slightly more at the bottom. She stated that the area was checked and they look to be equivalent.

Cmmr. DeGabriele asked when it would get done; Mr. Trakimas responded that he would check with Mr. Ryder.

Cmmr. Tanner asked if there would be a vote on moving the drain; Ms. Schloss said no, it can be included in the minutes that all the members agree with it, which they all did.

Ms. Schloss mentioned that the transfer of the Graziano piece should be all set soon (March 15<sup>th</sup>), thus allowing transfer of the entire (51) acres to Conservation.

#### **Discussion of Bourne Consulting Engineering Seawall Report – Fore River Avenue/Fort Port Road**

Ms. Schloss reported that there are some serious problems with the seawall- there is an area that is crumbling and the height should be increased but, the question is, by how much?

Cmmr. DeGabriele commented on the (10) alternatives he looked at:

- Option #8 was the recommended alternative: rip-rap improvement and increasing the wall height by 2 ft. This would handle a 10-year storm, but not a 100-year storm.
- Greater wall heights (of up to a 14-feet) were rejected.
- The conclusion was that, basically, you would get (40) years on the wall and (60) years on the rip-rap, but it would provide limited protection.

Cmmr. Tanner asked who makes the decision.

Ms. Schloss said they should probably have the Town engineer come in as it was commissioned by the DPW and they will come up with their recommendation.

Cmmr. Tanner asked if the Army Corps of Engineers would have the final say.

Ms. Schloss said it depends upon whose sea wall it is, but an ACOE permit would need to be obtained.

Cmmr. DeGabriele said for the options that are not recommended (repair the existing wall) they would not need ACOE approval, but for the rip-rap improvements and the new wall they would need ACOE approval.

Ms. Schloss said she did not think ACOE would demand more flood protection.

Cmmr. Tanner wondered if they wouldn't get funding if they did not meet ACOE recommendations.

Cmmr. DeGabriele said it seems to him like a lot of money will be spent to only get some protection and he wondered, with climate change, if they are looking at the *traditional* 100-year storm or the *new* 100-year storm. He added it is a big decision for the Town and explained that the wall is essentially to protect homes and the 14 ft. is for storm surge.

Cmmr. Tanner asked if the Commission can get an update or a presentation from DPW; Ms. Schloss said absolutely.

Ms. Schloss told the members that the project has to be permitted by Con Comm and tonight's discussion is just for informational purposes.

Cmmr. Tanner advised that if DPW comes back with something, Con Comm can agree with it or not.

Cmmr. DeGabriele said it would be good to know what the process is and asked if Con Comm has some say over what DPW picks. He stated that the question is how much new rip-rap and how much new wall.

Cmmr. Tanner commented that the rip-rap would have a big impact on the wave action that comes through there.

Ms. Schloss said the rip-rap will extend further onto the beach. She said that some of the area is considered tidal flats with shell fish areas (not at the very tip, but last year some of the area along Fort Point was considered shell fish area).

Cmmr. DeGabriele suggested letting DPW know that the Commission is definitely interested in what option they're going to pick, because Con Comm can't weigh in until that is known.

There was a brief discussion about the cost of purchasing or raising the houses versus the cost of the other options.

#### **Community Preservation Committee – Update**

The CPC meeting of the week of March 4<sup>th</sup> was cancelled.

Ms. Schloss passed out a CPC meeting calendar for 2013. She said these meetings are scheduled for the first Thursday of each month, but they are often changed.

Cmmr. Loring offered to continue attending for the time being.

## **Other Business**

### Bristol Brothers ORAD request

Ms. Schloss said she has received a request from Bristol Brothers for another ORAD extension for a piece of land on Pleasant Street, near the corner of Washington and Pleasant Streets. She will do a site visit and report on it at the next meeting.

## **Conservation Administrator's Report**

*See Administrator's Report of March 13, 2013.*

## **CONSTRUCTION UPDATES**

### LCI Sewer/Idlewell

Ms. Schloss said that there have been some problems at the end of Seminole Street; because there is no drainage on that side of the street, sanding and plowing has resulted in a big mound of sand at the end of the street and there is nowhere for the water to go. She said the Town will put in some drainage with infiltrators (chambers filled with stone) on Seminole St. and, since it's in Conservation's jurisdiction, she wanted to make sure none of the members had an issue with it.

Cmmr. DeGabriele asked how the sand is being kept out.

Ms. Schloss explained that the DPW has approved the design (a 3 x 3 x 3 gutter inlet) and (because of utilities) the DPW said they could not sump in the catch basins so they would do them in the manholes. All agreed it is OK, provided it gets cleaned out.

Cmmr. Tanner commented that the DPW has a pretty good system for allocating certain divisions of employees to do maintenance, adding that Bill Higgins is in charge of that.

Cmmr. DeGabriele asked about elevations and asked if the area was sloped or was flat.

Cmmr. Tanner remarked that the drop is not more than 4.5 ft.

Ms. Schloss said she will ask DPW to stake it out first (it should be close to the road so it can spread out and have as much buffer as possible). She added that the erosion controls are in place now.

## **COMPLIANCE & ENFORCEMENT**

### Weymouth Salvage

Cmmr. DeGabriele stated that he is concerned there has been no site assessment report on possible contamination.

Ms. Schloss said that:

- A site visit is scheduled for April 1<sup>st</sup>.
- Cathy Kiley, DEP, is on medical leave.
- She will get the LSP report before the next meeting.

### Essex Heights

Ms. Schloss said she will be doing a site walk on March 15<sup>th</sup> with F. X. Messina's wetland scientist and Bob Ingram, assistant Town engineer.

### 35 Regatta Road

Mr. Currier's boat is still being stored on Town land and this needs to be addressed before the season starts.

Cmmr. Tanner asked if the Recreation Dept. is aware of this and suggested that Mike Doyle can tell them to get the boat out of there.

Cmmr. DeGabriele offered that if Cmmr. Harbottle was present, she would suggest writing the owner a letter because they have been before the Commission previously and understood they shouldn't be storing their boat in that area.

Ms. Schloss said the owner will be coming in for an addition to his house.

### Other

Ms. Schloss mentioned that there are floats on Town land at 64 Beach Road and 121 Babcock.

Cmmr. Tanner suggested that if the floats aren't suitable to be put back in the water, the Building Inspector can tell them to get rid of them.

Cmmr. Loring asked if the Environmental Police could be of help.

**OTHER ACTIVITIES****Whitman's Pond Vegetation Management Plan**

Ms. Schloss said that Mayor Kay has put together a working group comprised of DPW, Whitman's Pond, Planning, Conservation, the Herring Warden and the Mayor, and it is working very well. There is a draft report with recommended plans of short term and long term actions. The group met last month to put together a recommended management plan. She said there will probably be a public meeting in April and there will be a Whitman's Pond Working Group meeting on March 20<sup>th</sup>.

Ms. Schloss handed out a draft summary of costs and a summary of the recommended items to be discussed next week. She said all of this will have to come before Con Comm and said there is an active Order of Conditions that they may want to continue and, possibly, amend it to include some of the smaller things they want to do such as benthic barriers, goose control and, maybe, the other chemical they might look at.

Ms. Schloss commented that it is nice to see everyone working together.

**INFORMATION RECEIVED**

- Durante project clean-up is taking too long.
- The eroding slope at the East Weymouth MBTA station will not be fixed until after June 15<sup>th</sup>.

**UPCOMING**

- DEP meetings on regulation changes.
- Ms. Schloss is attending a stormwater workshop on March 14<sup>th</sup>.
- South Shore Conservation Regional Network meetings will be the 4<sup>th</sup> Thursday of the month.

**Herring Run**

Cmmr. Dowd mentioned there was an article in the Weymouth News about the Herring Run clean-up.

**Adjournment**

Cmmr. Loring moved to adjourn the meeting at 7:50PM and to meet again on March 27<sup>th</sup> in Town Hall Council Chambers, Weymouth, MA, seconded by Cmmr. Dowd. UNANIMOUSLY VOTED

Respectfully submitted,

Patricia Fitzgerald

Approved:

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Scott Dowd, Conservation Clerk

Date