

**WEYMOUTH CONSERVATION COMMISSION
RECORD OF MINUTES AND PROCEEDINGS
Wednesday, October 8, 2014 - 7:00 p.m.**

Present: Steve DeGabriele, Chairman
Scott Dowd, Commissioner & Clerk
Tom Tanner, Vice Chairman

Absent: Anthony Merlino, Commissioner
George Loring, Commissioner

Also Present: Mary Ellen Schloss, Conservation Administrator
Abby McCabe, Recording Secretary

Chairman DeGabriele called the October 8, 2014 Commission meeting to order at 7:00 p.m. in the Council Chambers, Town Hall, 75 Middle Street, Weymouth, MA.

Minutes

Review of the minutes from September 10, 2014 were continued to the next meeting on October 22, 2014 because they still needed to be reviewed by staff.

Tirrell Woods – Request for Final Certificate of Compliance

DEP File #81-1033; 48-unit Planned Unit Development

Jack O’Leary from SITEC Engineering was present for this item. Ms. Schloss reminded the Commission that this item was continued from the August meeting because there were a number of outstanding items at that time. She reported that she performed a recent site visit and confirmed that the erosion controls were removed, the mowing, additional rip-rap pad, catch basin cleaning, wood chips, and seeding, have been completed. She also said that DPW has noted there is still some ponding out on Tirrell Street near the entrance to the site’s access road, Justin Drive. The land transfer has been recorded at the Registry of Deeds and the last two items needed are the O & M (Operation & Maintenance Plan) Compliance Statement, per condition 18c, and the Illicit Discharge Compliance Statement.

Commissioner Tanner asked if there was sufficient room for snow storage. Ms. Schloss responded that snow storage was included in the O & M plan and calls for storage in the landscaped areas. Mr. O’Leary also responded that in big snow events the snow would be removed off site if it could not be stored on the grass areas.

On a motion made by Commissioner Tanner and seconded by Commissioner Dowd, the Commission voted 3-0 to issue the final Certificate of Compliance for Tirrell Woods DEP File #81-1033 subject to providing the Compliance Statement for the O & M plan and the Illicit Discharge Compliance Statement.

135 Randolph Street, Lot 1 – Request for Certificate of Compliance

Paul Mackintire; Map 48, Block 547, Lot 14; DEP File # 81-1142

Single-Family House

Paul Mackintire was present for this item. Ms. Schloss reported that she performed a recent site visit and all work has been completed and she recommended approval.

Commission Dowd asked if the post and rail fence was supposed to have signage and Ms. Schloss responded that that was not specifically stated in the Order of Conditions.

On a motion made Commissioner Dowd, seconded by Commissioner Tanner, the Commission voted 3-0 to issue a Certificate of Compliance for lot 1 at 135 Randolph Street DEP File #81-1142.

Fore River Development, LLC – Final Certificate of Compliance DEP File # 81-1038

Final site restoration (Partial Certificate of Compliance issued January 2013 for replacement of bulkhead and construction of rip-rap revetment)

Ms. Schloss reported that a Partial Certificate of Compliance was issued in 2013. The debris disposal area (where portions of the former concrete wharf were buried on-site) had not yet been restored which is why the Final COC was not issued in 2013. The area was seeded with a conservation mix in May, there has been some growth and the area is now stabilized; photographs were distributed.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to issue the final Certificate of Compliance for Fore River Development, LLC DEP File #81-1038.

Weymouth Commons – Request for Final Certificate of Compliance DEP File # 81-1120; Roadway Reclamation

Gabe Crocker of CHA Associates was present for this item. Mr. Crocker reminded the Commission that this project was for the milling and repaving of the roadways within the Riverfront Area and buffer zone. He informed the Commission that he conducted a site visit with Ms. Schloss in June when it was discovered that there was a need to cap the open T-joint in the catch basin by the stream. In the area by the basketball court, they cleaned out the sediment trap at the stormwater outfall. Mr. Crocker reported that a fence was installed and that the new seed mix was planted a couple of weeks ago in the meadow behind the clubhouse pool.

Ms. Schloss commented that the roadway stormwater system will need to be maintained.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to issue the final Certificate of Compliance for Weymouth Commons DEP File #81-1120.

Ms. Schloss noted that the Certificate of Compliance request for DEP File #81-1119 (the Weymouth Commons Clubhouse) will be on the next meeting agenda.

Meredith Woods – Request for Minor Modifications DEP File #81-1025

Change in Lot 15 configuration and living fence; change in Lot 17 and 18 living fence; change in drywell design

Carl Erickson of Bristol Development, Gabe Crocker of Crocker Design Group, LLC and John Zimmer, wetlands specialist, were present for this item. Mr. Erickson explained that they were following up from the June meeting when they originally presented these modifications to relocate the drywells behind Lots 18 and 19.

Mr. Crocker explained that in the spring they revisited the locations of the drywells (as shown on the approved plan) and found that the drywells weren't all needed, and in June they proposed a splash pad. They are now proposing a 20-foot long trench to infiltrate and percolate. Lots 12, 13, 14, 15, 18 and 21 would have their own separate trench systems (connected to both rear roof drains) instead of the drywells. Lot 17 should tie in the south side of the roof to a trench (Mr. Crocker noted that this is not shown on the plan).

Ms. Schloss said that she was satisfied with the revision. She asked how much discharge there will be from the houses that haven't been constructed, and would there be a change. Mr. Crocker responded that he recommends picking up half the roof's, and not the full roof's, run-off.

Chairman DeGabriele questioned the concept of the change and why they were doing this now.

Mr. Crocker responded that the original proposal met the Massachusetts Stormwater recharge number requirements without any infiltration and now that he is on the project he recommends incorporating infiltration.

Mr. Crocker explained that they are also proposing modifications to the "living fence" on Lots 15, 17 and 18, as shown on the modified plans. Mr. Zimmer said that he has been monitoring Lots 17 and 18. Mr. Crocker explained that the overall configuration of Lots 17 and 18 was not changing but they were adding a split rail fence at the top of the slope and proposing a 1:1 slope to allow for a bigger back yard. Mr. Zimmer added that the proposed plantings are intended to stabilize the slope. They are proposing to add organic soils, seed with New England roadside mix and aggressively plant with low-growing shrubs to help combat the Japanese Knotweed. Once planted, the applicant will monitor and treat the Japanese Knotweed.

Chairman DeGabriele asked if they would be planting this season and the applicant responded that they would like to plant within the next few weeks, if the modification is approved.

Ms. Schloss said the 1:1 slope seemed very steep especially when the approved plans showed a 2:1 slope starting right behind the house and asked if the slope could be revised. She was supportive of the aggressive planting approach, but concerned with the maintenance of the living fence and stated that there should be language in each lot's deed that there is to be no encroachment into the living fence. Mr. Erickson responded that the living fence was in each lot's Deed and linked to the recorded Order of Conditions.

Commissioner Tanner asked about the purpose of the aggressive planting. Mr. Zimmer responded that the purpose is to help stabilize the slope and compete with the Japanese Knotweed. He said

that a small bump or berm could also be added to the slope to divert the water and thus decrease the velocity.

Chairman DeGabriele said that he did not have a problem with the 1:1 slope, if it worked and was monitored.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to approve the minor modification to the Order of Conditions for DEP File #81-1025 modifying the drywell design and configuration, and changes in the living fence for Lots 15, 17 and 18.

Ms. Schloss added that the Order of Conditions requires a two year monitoring period.

**Longwood Road – Request for Modification
DEP File # 81-0991; Map 21, Block 288, Lot 1**

Single-Family House

Scott Arnold, project engineer, was present on behalf of Attorney David Kelly. He explained that an Order of Conditions for the single-family house was issued under the WPA (MA Wetlands Protection Act) and the WPO (Local Wetlands Protection Ordinance) in 2006 and an appeal was submitted under the WPA and the WPO. He explained that DEP requested a change to the drainage swale pipe by recommending it be extended by approximately 40 feet to the wetland. The plans have been revised to extend the swale and pipe 40 feet and to add a vegetated swale.

Commissioner Tanner asked what the diameter of the pipe was and Mr. Arnold responded that it was 12 inches.

Ms. Schloss said the Commission would need to issue a minor modification letter to adopt the modified plan and referenced the letter dated September 30, 2014 from Attorney David Kelly.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to approve the minor modification to incorporate and adopt the revised plans dated April 30, 2007.

**136-138 Bridge Street – Discussion Order of Conditions
DEP File # 81-1152**

Rebuild commercial building; stabilize coastal bank; install shoreline protection

Ms. Schloss distributed a draft of the Order of Conditions for review. It was noted to change the consultant named Woods Hole to “coastal bank specialist”. Construction related condition #40 was reworded to read “The construction contractor selected for the coastal bank stabilization shall have experience in coastal bank construction and restoration, as well as revetment construction”.

Suggested changes to the Order of Conditions included the following:

- #29-be more specific
- #30-erosion controls should be installed around the site perimeter as agreed to by the applicant
- #31-should be clearer and be a separate pre-construction condition; add separate project coordinations for the coastal and upland phases of work

- #32-coordinate with DPW on excavation and limit of work near the sewer easement
- #33-add on-site meetings
- #36-replace planting plan with planting narrative
- #38-contractor is responsible for notifying the coastal bank specialist on the occasion of major storm events to be sure there are no significant erosion issues; specify time frames and add regular updates after site visits from the coastal bank specialist
- #39-add bi-annual inspections
- #43-removed the word “inappropriate”
- #52-remove standard language on soil stabilization and refer instead to the approved construction phasing plan
- #57-remove requirement for stormwater maintenance contract
- #59-specify coastal bank fill material, suitable for the vegetation and planting; add 5-foot buffer strip along the entire rear of the property; add plantings 1-foot on center; add seed mix as adequate

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to issue the Order of Conditions with the draft conditions reviewed and revised tonight.

CPC Update – No updates

Other Business:

Grants:

- 1) Ms. Schloss informed the Commission that the Town was applying for a Coastal Community Resiliency Grant to develop improvements to stormwater, water quality and hydrology (culvert repair) for the Puritan Road area adjacent to Great Esker Park. She asked for a letter of support.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 3-0 to approve the letter of support to be submitted with the grant.

- 2) Ms. Schloss informed the Commission that the Town was also submitting a Community Innovation Challenge Grant jointly with Hingham for way-finding signage for areas along the Back River and asked for a letter of support as well.

On a motion made by Commission Dowd, seconded by Commissioner Tanner, the Commission voted 3-0 to approve the letter of support.

- Ms. Schloss informed the Commission the approved plan for 1294 Washington Street called for a 4 foot separation from the bottom of the infiltration and 2 feet is the minimum required by DEP for storm water management and they are now looking for less separation but still above the minimum. She said that she will work with the applicant and the Commission agreed that the applicant did not need to return to the Commission unless it was less than the 2 ft. DEP minimum.

- Ms. Schloss informed the Commission that the pre-construction material has been submitted and the building permit was signed for 186 Main Street.

Adjournment

On a motion made by Commissioner Dowd, seconded by Commissioner Tanner, the Commission voted 3-0 to adjourn at 9:50 p.m.

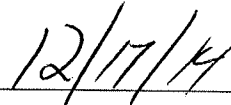
Respectfully submitted by,

Abby McCabe
Recording Secretary

Approved by:



Scott Dowd, Clerk



Date