

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

**Wednesday, April 13, 2016, 7:00PM
Weymouth Town Hall
Council Chambers 2nd Floor
75 Middle Street, Weymouth, MA**

PRESENT:

Steve DeGabriele, Chairman
Tom Tanner, Vice Chairman
Scott Dowd, Commissioner and Clerk
George Loring, Commissioner
John Reilly, Commissioner

ALSO PRESENT:

Mary Ellen Schloss, Conservation Administrator

Chairman DeGabriele called the meeting to order at 7:00PM.

MINUTES

Chairman DeGabriele stated he has corrections/changes to the minutes of February 10, 2016 as follows:

- 1st paragraph, 2nd sentence “proposed to be” change to “decided to be”
- “they” change to “the commission”
- Page 5, 1st sentence add the date, February 21, 2017
- Page 6 of 9; Ms. Schloss to MassDOT something is missing
- Weathervane Golf Course “they” change to “the commission”
- Page 7, 4th paragraph revised flyer “as required” by the enforcement order

Cmmr. Tanner made a MOTION to APPROVE the minutes of February 10, 2016 with the above mentioned corrections. Cmmr. Loring SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**GRAPE & THOMPSON ISLANDS – NOTICE OF INTENT, PUBLIC HEARING
BOSTON HARBOR ISLAND NATIONAL & STATE PARK
MAP 0, BLOCK1, LOT 19
DEP FILE # 81-1172**

Wetlands vegetation restoration (Ecological Restoration NOI)

Andrew Petitdemange, National Park Service
Marc Albert, National Park Service

Cmmr. Loring made a MOTION to OPEN the PUBLIC HEARING. Cmmr. Tanner SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Petitdemange stated he manages 34 islands in the harbor. Fresh water wetlands are locally rare. The subject area is a fresh water wetland of approximately 5.5 acres. The area occasionally

experiences overwash with salt water. One-tenth of an acre will be managed for invasive plant species (chemical treatment, hand removal, replanting). They will use hand tools to remove aggressive species. New plantings will be native and some will be salt tolerant. Debris will be handled by a chipper on site.

The Park Service's Grape Island project is being funded by a settlement related to power plant air emissions, because excessive nitrogen increases invasive species growth. Cmmr. Reilly asked if discharges from the proposed gas compressor (or an accident) would affect Grape Island. Both Mr. Petitdemange and Mr. Albert stated they can look into this if the Commission provides them with information

Mr. Albert stated only licensed personnel can apply pesticides.

Chairman DeGabriele asked how much funding you received. Mr. Albert stated \$170,000 approximately. Chairman DeGabriele asked how long the work will take and when will it begin. Mr. Albert stated once the project is approved by Mass. Historic they hope to begin the work and it should be completed in this time table:

- 2 summers invasives control and planting
- 5 years working

Mr. Albert stated Grape Island is in the best condition as judged by all the other habitats out there.

Ms. Schloss asked if the work area is approximately 130,333 sq. ft. Mr. Petitdemange stated yes. Ms. Schloss confirmed they were requesting an Ecological Restoration Order of Conditions for a rare species habitat restoration project. Mr. Petitdemange stated yes.

Ms. Schloss asked if they will want to come back to use chemicals in year 3 or 4 or 5. Mr. Albert stated long term maintenance is a good idea; he suggested he come back toward the end of the project to ask for continued maintenance. Chairman DeGabriele stated this makes sense and is not an uncommon request. Ms. Schloss stated submittal of a management plan could be required in the Order of Conditions. Chairman DeGabriele suggested possibly filing another Notice of Intent with a maintenance plan attached.

Cmmr. Reilly made a MOTION to CLOSE the PUBLIC HEARING. Cmmr. Dowd SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Cmmr. Reilly made a MOTION to APPROVE the ECOLOGICAL RESTORATION ORDER OF CONDITIONS. Cmmr. Dowd SECONDED the MOTION. It was UNANIMOUSLY VOTED.

WEATHERVANE GOLF COURSE DEVELOPMENT & THE VILLAGE AT WEATHERVANE – Discussion
BRISTOL BROTHERS DEVELOPMENT CORP.

- **Review of Enforcement Order to be issued**

• **Discussion of submittals under 2013 Enforcement Order**
Off Weathervane Drive
Map 51, Blocks 535, 574, 576
DEP File # 81-756 & 81-963

Cmmr. Loring made a MOTION to APPROVE the ENFORCEMENT ORDER as drafted.
 Cmmr. Dowd SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Carl Erickson, Bristol Brothers Development
 Mike West, Bristol Brothers Development

Mr. Erickson referred to the Weathervane submittal of 4/06/2016 regarding the planting plan for Golden Bear Lane and Ben Hogan Landing. He summarized the plan as follows:

- Buffer plantings
- 25 ft. buffer line shown on plan
- Conservation Restriction post markers
- At Golden Bear Land, plant with junipers as they did at the 5th fairway
- Ben Hogan Lane, plant with low bush blueberry, bearberry, sweet pepperbush.
- Plantings scheduled by May 15, 2016

Ms. Schloss asked if another species could be added at Golden Bear.

Chairman DeG Gabriele stated some signs are within the 25 ft. buffer.

Ms. Schloss stated she didn't realize how far off the signs were. Chairman DeG Gabriele stated it would probably be acceptable.

Mr. Erickson discussed the revised wetland flyover plan for the 6th Tee. Ms. Schloss stated she will review the numbers.

Mr. Erickson stated the Turf Management Plan has been submitted. Self-evaluation of course and best management practice of the course has been done. They will be doing weekly monitoring reports. They will let the "rough" grow up and most areas outside the cart path. They use low/no maintenance grass such as little and big bluestem and switch grass. They have not yet hit the course with a large dose chemical treatment this spring.

Mr. West stated he is the only licensed applicator to put chemicals on the course.

Chairman DeG Gabriele requested that Mr. West print and sign his name and write the date on all reports and tests.

Mr. West stated he can give dates and seasons and products used in his reports for Weathervane. His license only requires him to list all chemicals he has applied at any site.

Mr. Erickson stated that Bristol Brothers has prepared the draft trail map for the off-site mitigation at the Bradford Torrey Bird Sanctuary and provided it to the Commission. He is pleased with the map.

ALEXAN AT ARBOR HILL
BRISTOL BROTHERS DEVELOPMENT CORP.
Discussion of Response to Enforcement Order
Block 467, Lots 2 & 3; Block 469, Lots 2, 21, 22, 23
DEP File #81-1046
Multifamily development off Burkhall Street

Carl Erickson, Bristol Brothers
 Steve McCarthy – J.F. Price/Bristol Brothers
 Jim Bristol, III, Bristol Brothers

The applicant presented the submittal dated April 13, 2016, prepared by Gale Engineering. The discharge pipe from Wisteria Point would be pulled back, the basin elongated, and a stone check dam installed to separate the existing sediment basin and the Wisteria Point discharge. The water from Wisteria Point could be pumped directly to the overflow manhole or the stilling basin to keep flow out of the sediment basin. With the adjustments recently made to the height of the outflow, the sediment basin can now handle the 2.5 inch rain event.

Mr. McCarthy stated he hopes to get the Commission's blessing on getting the work done.

Chairman DeGabriele asked what would happen in a rain event greater than 2.5 inches. He stated he does see good things in this report, namely pulling back the pipe and adding the new basin, but he stated he gets frustrated with Gale Engineering; it feels like they are making it up as they go along.

Mr. Bristol stated if there are things the Commission wants to see that are not in this report we will have it added as a supplement.

Chairman DeGabriele asked Mr. Bristol approximately how long it would be before the buildings are up and the site is revegetated. Mr. Bristol stated approximately 18-24 months.

Chairman DeGabriele asked Mr. Bristol to encourage his engineer to look at this again.

Chairman DeGabriele stated all he can think is to enforce penalties going forward.

The Commission agreed that work on pulling back the pipe and elongating the basin could start now.

Mr. Bristol stated he will discuss this with John Perry and come back.

Ms. Schloss stated Dan Schall, the biologist will be doing the vernal pool assessment for wetland C. She asked Bristol Brothers that he be authorized to also assess the vernal pool adjacent to the

High School, since this resource area was not shown on the plans but is located within 200 feet of the work area at Alexan. Mr. Erickson stated yes.

Ms. Schloss stated blasting will begin shortly, a consultant will be present for the blasting adjacent to wetland C.

**CHAPTER 91 APPLICATION TO MASS DEP,
ALGONQUIN GAS TRANSSION, LLC – Discussion
DISCUSSION OF POTENTIAL COMMENT LETTER FROM
CONSERVATION COMMISSION**

Ms. Schloss discussed with Solicitor Joe Callanan whether the town was looking for the Conservation Commission to write a comment letter on the Chapter 91 permit application. Solicitor Callanan said it wasn't necessary; all agreed that the Conservation Commission has its hands full with the Notice of Intent application.

**LOVELL FIELD REDESIGN - Discussion
DISUSSION OF PRELIMINARY IDEAS ON FIELD REDESIGN**

Steve Reilly, Recreation Director
John MacLeod, Construction Projects Manager

Chairman DeGabriele stated the Recreation Advisory Committee has given consideration to redesigning the Lovell Field plan to reduce the amount of field space and pulling the fields away from the buffer zone. The point of the discussion is to get feedback on the preliminary design.

Cmmr. Tanner stated he would like to see the site redeveloped; create something reasonable and he will look at it.

Cmmr. Reilly stated he will be willing to look at something.

Chairman DeGabriele stated he voted in favor of the project but:

- would feel better with less fields
- stay out of buffer/ideally 200 feet
- restore the buffer zone
- “Jellyfish filter” alone may be insufficient to treat field runoff; want bioretention also
- alternative infill product would go a long way to promoting support from the Commission

Cmmr. Loring stated he is against turf fields but he does support reuse of the field.

Cmmr. Dowd stated he is opposed to the crumb rubber infill, but would be more inclined to support the project if they can stay outside the 200-foot Riverfront Area and use a natural underlayment/infill.

Cmmr. Dowd stated he is surprised to see a new application for the same size project.

Cmmr. Tanner asked what have you found that will be able to convince those against artificial turf.

Chairman DeGabriele stated these issues would need to be addressed before this moves forward because of the sensitivity of the site (adjacent to herring run).

Steve Reilly stated this proposal would not be before this commission if he did not feel the fields could be maintained to a certain standard. He stated that encapsulation of the crumb rubber would result in a 70 percent reduction in heavy metals runoff.

Chairman DeGabriele responded that no studies were provided to document this claim; only the manufacturer's assertions.

John MacLeod stated that artificial turf is the only maintainable playing surface.

Cmmr. Tanner commented that the natural grass field at the high school, between Pleasant Street and Park Avenue looks in good condition.

Steve Reilly commented that this is the only grass field in town that is played on the proper amount; all other fields are overused.

Cmmr. Tanner asked if there was a way to address all concerns.

Chairman DeGabriele asked why the town wasn't looking at alternative infill products.

Mr. MacLeod and Mr. Reilly replied that installation costs and maintenance were prohibitive.

Cmmr. Tanner asked what the average life of a turf field is.

Steve Reilly stated 10-12 years.

Steve Reilly stated this field redesign would provide a new municipal parking lot, and the increased activity would bring economic development to Jackson Square.

Cmmr. Dowd said from his position as a Conservation Commissioner he needs to focus on the impacts to the resource area. The increased traffic and new parking lot will not be an improvement to the herring run.

Cmmr. Tanner stated if they can pull the activities outside the 100 ft. buffer zone, the field can be a great open space for this area.

Chairman DeGabriele stated that intensive planting of the buffer zone would be an improvement. Stormwater must be handled so it does not cause an adverse impact.

John MacLeod added that they are also proposing to remove the existing skate park.

Cmmr. Dowd stated that he is concerned about permanence of the crumb rubber. He said it is like putting a chemical plant next to a playground.

Cmmr. Loring asked whether the intensive artificial fields could be moved to Southfield. He'd like to see only natural grass fields at Lovell He asked why they couldn't site a baseball field here, along with a soccer field for the younger children.

Steve Reilly stated that because of the existing stump dump the field is unusable in its current condition and has to be improved.

Cmmr. Dowd ask whether the project could be sited behind the old junior high school, where the Allerton house is now.

Steve Reilly responded that the footprint is too small and neighbors are concerned about night lighting and evening usage.

Chairman DeGabriele encouraged the proponents to reduce potential impacts as much as they can. He stated the issue with Lovell field is its location; this project will be an uphill battle. Ideally, the project would be sited elsewhere.

Mr. MacLeod asked if they change the 100 ft. buffer will that help.

Chairman DeGabriele stated yes; 200 ft. buffer is even better and get away from crumb rubber is better too. Each member has their vote.

Tricia Pries
15 Woodbine Road

Ms. Pries encouraged the town to consider the use of the site as a biological laboratory for the schools. This could be done in conjunction with a grass field for the kids.

CPC UPDATE

Daylighting: CPC voted to give \$100,000 towards daylighting Smelt Brook, Braintree is dragging their feet on matching funds.

Kibby Parcel: Project is underway, waiting for asphalt.

Back River Trail extension through the landfill: Design is half way through.

Whitman's Pond Winter Draw Down: The analysis has been started.

Herring Run Restoration: Work ongoing.

OTHER BUSINESS

NOTICE OF INTENT

67 Regatta Road

Ms. Schloss stated she has received a Notice of Intent from the owners of 67 Regatta Road for vegetation management and vista pruning on the town-owned coastal bank. Because work is proposed on town-owned land, the NOI needs to be signed by the town. She has discussed the NOI with the Town Solicitor, Joe Callanan and the Planning Director. The town needs an overall policy on what will be allowed on the town-owned coastal bank and what the procedure will be for authorizing work. If work will improve the stability and ecological value of the coastal bank, then it could be a “win-win” situation.

Chairman DeGabriele agreed that the town needs a policy before proceeding.

Ms. Schloss noted that the project included reconstruction of a dilapidated set of stairs on the town-owned coastal bank. The town is not likely to allow any stairways to be constructed on the bank for private use. There is a town-owned access way adjacent to 67 Regatta Road, and it is possible that a set of stairs for public use could be constructed in this access way.

Ms. Schloss stated she will continue the discussion with town officials.

1294-1300 WASHINGTON STREET

Ms. Schloss stated that the applicant has conducted a test pit and will be coming back with a proposal for alternative stormwater management for the building at 1300 Washington Street.

186 MAIN STREET

Cmmr. Dowd stated his concern that the Castle Storage facility at 186 Main Street was not constructed as proposed.

Ms. Schloss stated that the restoration area was constructed at the top of the slope, and this is what was shown on the approved plan. She stated that there are issues that need to be addressed, particularly with the stilling basin which was filled with water during a high-water period.

Ms. Schloss stated she can schedule a site visit for the Conservation Commission.

WOOD CHIPPING PLANT

END OF SUMMER STREET

Cmmr. Dowd stated that the owner has stockpiles of woodchips just inches from the wetland. He said that the abutting wetland could be a vernal pool. This use is located in a residential area and has been operating here for many years. He asked Ms. Schloss to investigate the situation to see if there is a violation here.

Ms. Schloss stated it may be a use that is grandfathered but she will take a look at it and report back to the Conservation Commission.

NEXT MEETING

Ms. Schloss stated that the next meeting of the Conservation Commission will be held on May 11, 2016 at 6:00PM at the Fogg Library and that locations were still being investigated for the May 25, 2016 meeting for the Algonquin Gas compressor station. The location will have to hold 50 to 60 people.

ADJOURNMENT

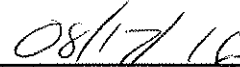
Cmmr. Loring made a MOTION to ADJOURN at 9:50PM. Cmmr. Dowd SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary



Scott Dowd, Clerk



Date