

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

**Wednesday, September 28, 2016, 7:00 p.m.  
Council Chambers, Town Hall, 75 Middle St., Weymouth, MA**

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

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

Chairman DeGabriele called the Sept. 28, 2016 Conservation Commission meeting to order at 7:00 p.m. in Council Chambers at Town Hall, 75 Middle Street, Weymouth, MA.

**Lovell Playground Renovation – Notice of Intent, Public Hearing  
Town of Weymouth  
1250 Commercial Street  
Map 23, Block 253, Lot 26  
DEP File # 81-1184**

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0-0 to open the public hearing.*

Ms. Schloss reported that she received the abutter notifications.

Appearing before the Commission were Mark Novak, Design Principal, and Ben Gleason, Landscape Architect, of Activitas, Inc., Steve Reilly and John MacLeod, Town of Weymouth, and Dr. Steven Clough, environmental toxicologist of Haley & Aldrich.

Mr. Novak said the Lovell site test borings and test pits performed found that portions of the site had been a stump dump indicating that stump dump areas are not suitable to build upon as is. Their plan for a sound foundation is to sift out organic material and trash in the stump dump area. He then explained the new plan:

- Reduces the proposed fields from 3 to 2 ½
- Fields, walkway and drainage structures moved out of the 100 ft. buffer
- Gravel berm, to separate recreation area from area to be revegetated, will straddle 100-foot line
- Using native, drought tolerant, species inside 100 ft. Riverfront zone
- Due to budget constraints, plant size will be a mix (instead of 3 ½ - 4" caliper trees)
- Mary Rimmer, Environmental Consultant, along with the town, will oversee the project
- Infill material selected has changed from crumb rubber to Thermo Plastic Elastomer (TPE)

Housekeeping Items – revisions made to NOI

To address Engineering comments:

- Page 13 revised to address Stormwater Pollution Prevention Plan (SWPPP) regarding addition of Broad St. construction entrance
- Operation and maintenance plan revised
- Provided detail of proposed construction entrance

Submitted new Planting Schedule:

- Providing which species they are intending to plant in the 100 ft. Riverfront Area
- Changed seed mix from perennial rye to native upland non-wetland mix

Erosion Control/Stormwater

- Will entertain additional erosion control measures if Con Comm deems necessary
- Will review the SWPPP with the contractor and meet Commission standards
- Will clean storm water off parking lot with Stormceptor 900 system
- Project meets all stormwater standards

Dr. Clough stated that the TPE is heavy metal free and is of no risk to the environment. No contaminants were found above the detection limits.

Chairman DeGabriele asked what long-term impact the infill would have on fish and what would be the prudent approach on monitoring.

Dr. Clough said there would be no adverse chemical effect because there would be no chemical exposure and suggested, if monitoring was wanted, to do a “first flush” at the time of the first rain storm.

Cmmr. Dowd commented that he:

- Is not confident that there will be no adverse effect on the fish
- Thinks the herring are a lot more sensitive than rainbow trout
- Is concerned about adding another potential layer of stress to fish already very stressed (from going from salt water to fresh water)
- Doesn't think they have enough information to really know if there is a threat

Dr. Clough said he'd worry more about stormwater coming in than TPE.

Cmmr. Dowd asked how often the field needs to be replenished.

Mr. Novak responded that it would depend upon field use and if there was no plowing it might never need to be replenished. He said that the artificial turf is typically replaced every 10-15 years (based on use); the infill material can be vacuumed, bagged and reused when the turf is replaced.

Cmmr. Tanner said he is more concerned about the old stumps and asked what testing will be done to ensure there are no more.

Mr. Novak said test borings show majority, if not all, material is about 9 ft. deep. Their geotechnical engineer specified using a geotextile reinforcing fabric that will go over that subgrade layer so, if there is a sinkhole in the future, it will help to support the weight of the field.

Chairman DeGabriele acknowledged some of the positive points of the new plan:

- Reduction in field size to get full 100 ft. buffer
- Native plantings in the buffer
- Berm is good for controlling any migration of material

Ms. Schloss said she reviewed the test results on the infill material.

- The heavy metals test detection limits from Paradigm Labs were lower than for other labs, but most were still above the aquatic life criteria so they could be compared to the Paradigm detection limits. She handed out a sheet showing the comparison.
- She took the EPA aquatic life criteria table and converted them to mg per liter

Ms. Schloss told Dr. Clough that if Con Comm could have the test results he was referring to, showing parts per billion or parts per trillion, it would help because the test results she has seen are parts per million.

Dr. Clough said he guessed that the Paradigm test detection limits may have been raised a bit due to interferences in how they conducted the test. He suggested contacting the lab to ask if they could lower the detection limits.

Dr. Clough stated that he would consider the bulk tables (from Sports Lab) that show TPE is heavy metal free and not very leachable.

Ms. Schloss said that Division of Marine Fisheries (DMF) looked at the test results and thought it was okay based on the bioassay test.

*Public comments:*

Ms. Schloss read the letter from Wayne Mathews, East Weymouth Neighborhood Association.  
*See Attached.*

Linda D'Angelo, Back River Watershed Association:

Ms. D'Angelo said the Back River is an ACEC (Area of Critical Environmental Concern), part of our natural heritage and supports 31 species of fish. She expressed that the best way to preserve this area is with natural infill products, such as coconut coir. She said this is a very sensitive area that needs protection. She added that Weymouth and Hingham worked very hard in 1982 to gain the area's ACEC designation and with that comes responsibility for the area. She asked if any other area had been considered for this project.

Chairman DeGabriele said other possible locations for the project have previously been discussed with no alternatives offered; the Commission is not able to revisit that subject.

Philip Lofgren, 10 Lochmere Avenue, Herring Warden:

Mr. Lofgren said that TPE infill will bring hundreds of billions of particles of plastic and he thinks this field should remain natural instead of being covered with plastic. He thinks this project will degrade this ACEC area. He is worried this will affect the herring and also those fish that feed upon the herring. He also suggested the Commission look at using coir.

Trish Pries, President, Whitman's Pond Association:

Ms. Pries said this is not a site for an artificial field; it is part of Weymouth's natural heritage, it is an ACEC, and there is the importance of the herring run. She asked:

- What will happen if the catch basins aren't maintained?
- How could the pellets be recaptured, if they're dispersed?
- What will be the impact on the river and salt marsh?

Ms. Schloss remarked that the Herring Passage and Smelt Habitat Restoration Project should be coordinated with the Lovell Field project because the construction areas overlap.

Ms. Schloss also said she was in favor of the waiver from the 3-year period for the wetland delineation.

Light Spillage:

Ms. Schloss said there should not be any lights spilling into the vegetated berm area. Mr. Novak said lights were also removed from the pedestrian area on the eastern and northern parts of the field.

Ms. Schloss stated that the DMF comments included no work within the 100 ft. buffer zone during Time of Year (TOY) restriction for herring. However the Commission may find it reasonable to allow some work along the disturbed vegetated buffer area during the April 1st through June 30<sup>th</sup> restriction.

Mr. Novak said he would like to do some plantings during TOY in early spring 2018, and the trees during TOY restriction. He also said they are willing to entertain double rows of erosion controls. Ms. Schloss said the Commission will have to discuss that.

Ms. Schloss said she would like to discuss potential water quality sampling at the outfall by Brady's Package Store, as mitigation for this project, especially since the stormwater retrofit is no longer part of the proposal.

Mr. MacLeod said he thought it was an Engineering question and shouldn't be attached to this project.

Bob Luongo, Planning Director, said the Mayor is committed to both the Lovell Field and the herring projects and it's better to do both projects at the same time. He said, as the bids aren't going out until January, there is still time to identify that source of funding for the herring project.

*On a motion made by Cmmr. Reilly, seconded by Cmmr. Dowd, the Commission voted 5-0-0 to close the public hearing.*

*On a motion made by Cmmr. Tanner, seconded by Cmmr. Reilly, the Commission voted 3-2-0 to issue the Order of Conditions; Cmmr. Loring and Cmmr. Dowd voted against.*

### **67 Regatta Road – Discuss Order of Conditions**

**Carmen Mariano**

**Map 2, Block 12, Lot 16**

**DEP File # 81-1171**

***Vista pruning & vegetation management***

Ms. Schloss began by saying:

- She does not think a performance guarantee should be required for this project
- Future monitoring will depend on conditions three years from now (and usually requires a professional for the first three years)
- Overall concept to the east of stairs as she understood it, was to have seed mix and jute netting
- Mr. and Mrs. Mariano:
  1. Want to put shrubs along the whole area
  2. Want beach grass up to the beginning of slope
  3. Do not want to remove the sumac except for some height management at the top of bank

Chairman DeGabriele said he likes the three years of monitoring and is okay with leaving the sumac. He is also okay with waiting until spring to do the planting (or when watering is allowed).

Ms. Schloss said she will talk to DPW about picking up the wood chips. She also said that some of the stair stringers are embedded in the coastal bank; she will word the OOC so removal of embedded debris is not required.

### **Weymouth Club – Discuss Order of Conditions**

**0 Finnell Drive**

**Map 36, Block 452, Lot 12**

**DEP File # 81-1179**

***Expand parking area, wetland fill and wetland replication***

Ms. Schloss said she had nothing new to add to the draft conditions discussed at the last meeting.

### **Other Business**

#### **Algonquin Gas Compressor Station**

#### **Discussion regarding Superseding Order of Conditions (SOC)**

**DEP File # 81-1170**

Ms. Schloss reported that she and Chairman DeGabriele are attending the Feb. 17, 2017 hearing.

**21 Woodbine Road**

Ms. Schloss said the owners need to create 20-ft. long planting bed.

Cmmr. Dowd reminded the members that the Commission was very generous with the applicant's order and asked, if the OOC expires, would they have to submit a new NOI.

Chairman DeGabriele said the applicants can be told now that if they don't get the work done before the OOC expires they will be required to file a new Notice of Intent.

**Smelt Brook Daylighting**

Ms. Schloss said an NOI will be filed for the Brick Grill demolition. She added that as the building is on the Braintree/Weymouth line two hearings, or a joint hearing, will be required.

Cmmr. Tanner said he heard that the north wall is in Braintree and Braintree Mayor Sullivan is willing to pay to take it down.

Members said they prefer to hold the hearing on the meeting date of November 16, 2016, rather than to hold a special meeting.

**Reappointments**

Ms. Schloss said she would look into the reappointment of Chairman DeGabriele and Cmmr. Loring.

**Union Point**

MWRA said pump test will be done to test water connection from Quincy.

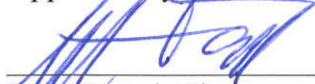
**Adjournment:**

*On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0-0 to adjourn at 9:30 p.m.*

Respectfully submitted by,

Patricia Fitzgerald  
Recording Secretary

Approved by:

  
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Scott Dowd, Clerk

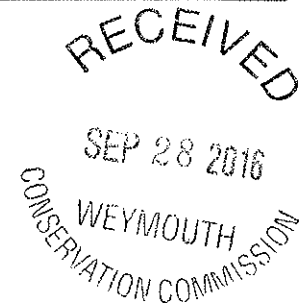
  
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Date



**East Weymouth  
Neighborhood Association**  
*Our Neighborhood, Our Town*  
Est. 2001

9/28/2016

Weymouth Conservation Commission  
75 Middle Street  
Weymouth, MA 02189



To the Commissioners of Weymouth's Conservation Committee:

My name is Wayne Mathews and I am President of the East Weymouth Neighborhood Association. I am very happy to inform you that on Monday the EWNA's Board of Directors overwhelmingly voted to support the renovation of Lovell Field.

The East Weymouth Neighborhood Association believes that the economic and visual revitalization of Jackson Square begins with the renovation of Lovell Field. The increased foot traffic to this area that this project could cause would be a huge economic boost to Jackson Square's restaurants and shops. Parents and children coming to the area will absolutely visit restaurants such as the Venetian, Jackson Square Tavern or Nikos. Parents and kids will purchase snacks and beverages from Weymouth Mart and 7-11 and, after a long day of watching their kids play sports, some parents might want to visit Brady's or Ellie's for special "pick me up" for when they get home. These additional revenues created by the increased traffic will help create jobs and increase tax revenue for the town. That tax revenue could then be used to help better maintain places such as the Herring Run Park and the Herring Run itself.

The EWNA understands this project isn't all about economic revenue though. It's about giving kids and adults an environmentally safe place to play. We believe the proposed project is leaps and bounds above what was proposed at the end of last year. This new plan should address a good deal of the concerns that the commissioners previously had.

For starters, it appears a berm will be built around the new fields to ensure that there will be no runoff of the infill into the surrounding water and buffer zone. Also, it appears that all construction and activities will be removed from the 100 foot waterfront buffer zone (except for the existing skate park) and a large vegetation buffer will be created to boost the existing natural habitat.

The most significant change would be the use of a new infill called TTII Promax 37 TPE and not crumb rubber. According to Target Technologies, the maker of the infill, this product is "made with 100% virgin polymers" and contains "no toxic fillers, no heavy metals and no chemical leaching." The infill doesn't allow for static electricity so no "travelers" can get stuck on uniforms or cleats and be transferred to the parking lot or storm drains.

In closing, the EWNA believes that the new plan will provide a safe and environmentally friendly place for people to enjoy outdoor activities while revitalizing Jackson Square. We hope that you will allow this project to move forward.

Best Regards

Wayne Mathews  
East Weymouth Neighborhood Association President