

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

**Wednesday, February 8, 2017, 7:00 p.m.
Town Hall, Council Chambers, 75 Middle St., Weymouth, MA**

Present: Thomas Tanner, Acting Chairman
Scott Dowd, Commissioner and Clerk
George Loring, Commissioner
John Reilly, Commissioner
Frank Singleton, Commissioner

Also Present: Mary Ellen Schloss, Conservation Administrator

Acting Chairman Tanner called the Feb. 8, 2017 Conservation Commission meeting to order at 7:00 p.m. in Council Chambers at Town Hall, 75 Middle St., Weymouth, MA.

Acting Chairman Tanner's Statement

Acting Chairman Tanner introduced newest member Frank Singleton to the group. He then, on behalf of the town and its residents, thanked former Chairman Steve DeGabriele for all his hard work.

Approval of Minutes

The minutes of Jan. 11, 2017 were reviewed and accepted.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0-0 to approve the minutes as written.

Mass. Water Resource Authority – Request for Certificate of Compliance

Great Esker Park (Pathway southeast of Irving Road)

Map 8, Block 14, Lot 1 and Map 8, Block 114, Lot 12

DEP File # 81-1150

Great Esker Park Culvert Replacement/Salt Marsh Restoration

Appearing before the Commission was Jeremy Hall, M.W.R.A. Project Manager of the Great Esker Park project.

Mr. Hall explained to the Commission that an undersized culvert placed by the town resulted in widespread growth of phragmites. He said the Order of Conditions (OOC) and Water Quality Certificate required the construction of a wetland replication area next to the Intermediate Pump Station (IPS). There was approximately 6,800 sq. ft. of federally isolated wetland that needed to be replicated in Weymouth.

Ms. Schloss stated that the town, and the office of Wetland Coastal Zone Management, explored tidal restrictions in the area to identify ecologically beneficial off-site mitigation projects.

Mr. Hall said the new culvert that was installed has stunted the phragmites, as three years of monitoring has shown.

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0-0 to approve the Final Certificate of Compliance (COC).

Ms. Schloss said Mr. Hall will return for the Intermediate Pump Station COC.

**94 Longwood Road – Request for Extension of Local Order of Conditions, Public Hearing
Cal McCarthy
Map 21, Block 288, Lot 1
DEP File # 81-991
Single-family house, drainage improvements**

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

Appearing before the Commission was owner Cal McCarthy. He stated that the following has not been completed but should be within six months:

- Swale
- Post and rail fence
- Downspout dry wells
- Grading
- Retaining wall

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

On a motion made by Cmmr. Loring, seconded by Cmmr. Dowd, the Commission voted 5-0-0 to approve the OOC Extension for one year.

**186 Main St. – Request for Extension of Local-only Order of Conditions, Public Hearing
Michael Gardner, Flynn Gar LLC
Map 29, Block 375, Lot 2
Demo and replace commercial building**

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

David Mackwell, Kelly Engineering Group, addressed the board. He submitted the abutter notification cards and said he prepared the extension request and also the original documents that were incorporated into the OOC.

He explained that the project was approved in 2012 but as no retail business was interested in the site Castle Storage constructed their own building in 2015. Castle Storage now wants to expand the building, increase the number of storage units and increase parking, in addition to getting the extension.

Ms. Schloss said that more time may be needed for monitoring of stormwater maintenance and she did a site visit and found the following not done:

- Fence
- Monitoring period for restoration
- Maintenance of invasive species

Mr. Mackwell said the additional items will take as long as the new building will take to build. He showed some project diagrams, saying that the new building will be very similar to the existing one, and said the impervious area would not increase.

Ms. Schloss mentioned that the new activity will be within 200 ft. of a vernal pool; Mr. Mackwell said he knew it would all be in Con Comm jurisdiction.

The Commission agreed that a new Notice of Intent would need to be filed.

There were no public comments.

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

On a motion made by Cmmr. Reilly, seconded by Cmmr. Loring, the Commission voted 5-0-0 to approve the Local-only Order of Conditions Extension for one year.

20 Humphrey St. (formerly 72 Charles St.) – Notice of Intent, Public Hearing - Continued
Ryder Development Corp.
Map 22, Block 292, Lot 31
DEP File # 81-1187
Multi-unit Residential Building

Al Trakimas, SITEC Environmental, came before the board to represent the applicant, Ryder Development.

He reviewed the project items that have been/need to be addressed:

- The existing 6"+ trees to be removed will be added to revised plans.
- Refine grading so nothing greater than 2:1 slope.
- Use jute mesh on top of slopes and add to plan.
- Agreed to pull back 15" dead-ended pipe outlet, put in manhole and connect to new 18" pipe.
- Pipe will be angled to meet existing elevation 65.

- Engineering said they need to provide an official drain easement plan, and record it, prior to the issuance of a Certificate of Occupancy.
- Added infiltration for the roof run-off.
- Water Dept. will determine sizing and then will be added to Building plan.
- Engineering wants guard rail by dumpster extended a bit.
- Rip-rap pad will be sized to accommodate upgradient catchment area.

Bob Luongo, Planning Dept. Director, rose to say that the applicant needs to file an ANR plan and a site plan review needs to be conducted.

Ms. Schloss addressed the restoration Order of Conditions:

- She asked the Commission if the fill recently found within Conservation jurisdiction should be addressed in the OOC restoration.
- She said equipment would be needed to pull back the fill to ensure no fill is in the wetlands. (She said there was no mention of fill being pulled back on the Jan. 27th revised plans.)
- Extended pipe also needs to be pulled back, so no rip rap goes beyond the property line.
- Pulling back the fill might require a partial wall.

Ms. Schloss said the current plan cannot be approved until the fill is pulled back and the toe of slope still needs to be determined.

Mr. Luongo said that Ken Ryder will abide by whatever Ms. Schloss and the field person decide.

Ms. Schloss told Mr. Trakimas:

- He can submit a Building Permit plan.
- Snow storage needs to be added to the plan.
- Erosion control netting is needed around the perimeter.
- Planting plan needed (plant species, appropriate substrate, appropriate dry slope plants).
- Don't spread the Japanese knotweed.
- 2-year monitoring of slope is appropriate.
- An As-built plan will be needed at the end of the project.

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

On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0-0 to approve the Order of Conditions with conditions mentioned.

White Street Roadway Extension – Notice of Intent, Public Hearing
L Star Southfield, LLC
Map 58, Block 597, Lots 11 & 12
DEP File # 81-1189
Road extension and utility improvements for proposed 6-lot subdivision

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

Appearing before the Commission were Gene Crouch, Environmental Scientist, and Keith Fernandes, project engineer.

Mr. Crouch explained the project:

- It will be built near an old entrance to the former naval air base.
- They want to close the old entrance to prevent access at that location.
- Two parcels will be subdivided into six lots with a cul-de-sac.
- There will be 22,600 sq. ft. net reduction in impervious area.
- They want to pipe drainage from the existing headwall to bottom of hill; they are proposing to install a drop manhole to slow velocity.

Mr. Crouch distributed plans, saying there was *only* a date change.

Mr. Crouch said they:

- Are asking to alter the locally-jurisdictional resource area (the intermittent stream drainage channel) and are seeking a waiver.
- Will be adding several catch basins and a water quality unit, adding that Engineering has asked that the water quality unit be “off-line”.

Mr. Crouch said project improvements will include:

- Water from outfall will be slowed to prevent erosion.
- Water quality will be improved as catch basins will provide some treatment.
- Public walkway will be created along White Street.

Mr. Luongo said this project falls within Councilor Smart’s district. He said Councilor Smart met with residents and they are in favor of the project.

Ms. Schloss told the applicants that Jay Donovan of the Engineering Dept. recommends an additional catch basin; Mr. Crouch said they would comply.

Mr. Crouch said they will be using silt sock and silt fence for erosion control.

In regards to the active work area for pipe installation, Chairman Tanner asked why 40 ft. of width would be needed. Mr. Crouch said that, instead of 40 ft., they will restrict the limit of work and disturbed area to 20 ft. for that portion of the work that falls within the 100-foot wetland buffer.

Ms. Schloss covered some of the items recommended for the Orders of Condition:

- Limit of work/tree clearing limited to 20-foot total width within the 100-foot wetland buffer zone.
- Preconstruction site walk should be before the erosion controls are staked.
- Grit chamber: Engineering needs to look at it. Conditions will include that design needs DPW approval since they will be maintaining it.

Mr. Luongo said that, as this project affects the wetlands, buffer disturbance may be a reason for mitigation. He added that this is a good project for the White St. neighborhood.

There were no public comments.

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

On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0-0 to issue an Order of Conditions with conditions, variance and mitigation discussed.

Other Business/Conservation – Administrator’s Report

- Commission Officer Positions:

Cmmr. Loring nominated and Thomas Tanner accepted the position of Chairman.

Cmmr. Loring nominated and John Reilly accepted the position of Vice-Chairman.

Cmmr. Loring nominated and Scott Dowd accepted to continue as Clerk.

Chairman Tanner nominated and George Loring accepted to continue as Community Preservation Committee liaison.

Chairman Tanner asked the Clerk to enter 1 vote for each position and give to the Secretary. These positions will run through June 30, 2017.

- Ethics training due 2/28/17

- Iron Hill Park MET Grant application - letter of support:

Grant is for improvement to the Herring Run between Karsten’s and Iron Hill Park. A letter of support will be signed by Chairman Tanner and Cmmr. Loring.

- 611 Commercial St., Parcel One, DEP File # 81-1180

- Increase the driveway width from 17 ft. to 26 ft.
- Expand the house from 24 ft. to 28 ft.
- Increase deck size.

The Commissioners suggested a pervious surface for the driveway be requested, and okayed the use of a minor modification request for the review of the proposal.

- 611 Commercial St., Parcel Two, DEP File # 81-1181

The potential buyer has informally requested:

- Increase house width from 24 ft. to 28 ft.
- Add a 20 ft. x 20 ft. addition
- Add a 6 ft. x 12 ft. deck

Ms. Schloss said she sees no problem with these changes as this property is outside Con Comm jurisdiction (except for the driveway).

The board agreed it was okay for Ms. Schloss to sign off on the Building Permit for Parcel Two.

• Spectra Energy and Pending DEP Air Quality Permit:

Commissioners were asked if they were interested in joining a ten-citizen group of public officials intervening as a party in the DEP's air quality permit proceedings. All members expressed an interest and signed an affidavit relative to legal counsel representation.

CPC Report

Cmmr. Loring reported that a finance report was presented at the CPC meeting last week.

Conservation Report was handed out.

Adjournment

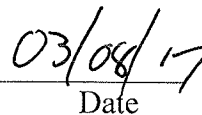
On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0-0 to adjourn at 10:00 p.m.

Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:


Scott Dowd, Clerk


Date