

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

**Wednesday, September 13, 2017, 7:00 p.m.
McElroy Room, McCulloch Bldg., 182 Green St., Weymouth, MA**

Present: Thomas Tanner, Chairman
Scott Dowd, Clerk
George Loring, Commissioner
Frank Singleton, Commissioner

Not Present: John Reilly, Vice-Chairman

Also Present: Mary Ellen Schloss, Conservation Administrator

Chairman Tanner called the September 13, 2017 Conservation Commission meeting to order at 7:00 p.m. in the McElroy Room, McCulloch Bldg., 182 Green St., Weymouth, MA.

Approval of Minutes

The minutes of August 9, 2017 were reviewed and accepted as written.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0-0 to approve the August 9th minutes.

9 Oliver Road - Request for Certificate of Compliance

John & Kathleen Conway

Map 30, Block 386, Lot 15

DEP File # 81-1178

Single-family house

Appearing before the Commission was owner John Conway.

Ms. Schloss reported that she visited the site and spoke to surveyor, Richard Servant, PLS, Stenbeck & Taylor. She said the planting has been done, and only a few items remain to be done.

Mr. Conway said the gutters have been done and the pavers will be done.

Ms. Schloss said she will go back to the site to confirm all work has been completed.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0-0 to issue the Certificate of Compliance.

**Puritan Road Ecological Restoration Project – Notice of Intent, Public Hearing-Continued
Town of Weymouth, DPW**

Map 8, Block 14, Lot 1; Map 14, Block 168, Lot 1 & Block 167, Lot 39

DEP File # 81-1195

Stream Daylighting, culvert reconstruction

Appearing before the Commission were Chip Fontaine, Weymouth Engineering Dept., Stan Humphries, LEC Environmental Consultants, and Paul Jacques, PE, Woodard & Curran.

Mr. Humphries said the reason this hearing was continued was to allow more time for the permitting process. He said they have received the Army Corps of Engineers (ACOE) permit and the Water Quality Certification; they are waiting on the Ch. 91 License.

Mr. Fontaine explained that the Coastal Zone Management (CZM) schedule is very aggressive, but CZM will understand if there is a delay due to poor weather conditions.

Ms. Schloss said she thinks this is a great project and explained some of the items she will be recommending for the Order of Conditions (OOC):

- Reference Water Quality Certification; coordinate conditions
- She would like the OOC extension period to be for three years instead of the usual one year
- No turbidity curtain on salt marsh
- No discharge of turbidity beyond the limit of work area
- Annual monitoring report must be sent to Conservation Commission (Con Comm)
- Salt marsh monitoring report required after 2nd year; less than 75% vegetative cover would need Con Comm review and approval of remediation action plan.
- There are no time-of-year restrictions, but April, May and June are sensitive months (note herring run in OOC under findings)
- Concrete debris needs to be removed from salt marsh; any granite found must be returned to the town
- No obstruction of storm water pipe

Mr. Jacques said they are hoping for major construction work to be done fall, 2017. He said the deadline for the project funding is 6/30/18.

Ms. Schloss requested a full size plan set.

There were no Public Comments.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0-0 to close the public the hearing.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0-0 to issue the Order of Conditions with conditions discussed.

Extra Space Storage – Request for Notice of Intent, Public Hearing-Continued

1256 Washington Street

Map 35, Block 407, Lot 33

DEP File # 81-1198

Building additions and stormwater management

Jesse Johnson, of Bohler Engineering, appeared on behalf of the applicant. He explained that the prior continuation was to allow time for any comments from the Board of Zoning Appeals (BZA) and the Planning Department. Some changes to be made, as a result of an on-site meeting with Ms. Schloss, will include: improvements to existing stormwater controls, clean vegetation at back swale, maintain and clean front detention basin. In the paved area at the back of the building, they are proposing to remove the small drain inlet, raise the depression around it and sheet everything toward the swale.

Mr. Johnson said the second meeting with BZA resulted in a request to reduce and discourage long term storage at the back of the property. He said there will be an 8,500 sq. ft. reduction in pavement. He explained that water will be flushed first through a 2 ft. pea stone area, then will overflow to a new green space, continue to the stormwater swale and finally discharge into the wetlands. He said it will be a significant improvement to what is there now.

Chairman Tanner asked where the project stood with the Planning Dept.

Ms. Schloss said Eric Schneider, Principal Planner, said the hearing is still open but he is comfortable with Conservation making their decision.

Planning Director, Bob Luongo, told the Commission that the building design is still being tweaked and the applicant has informally agreed to contribute \$10,000 to Mayor Hedlund's beautification fund. Mr. Luongo expressed that he is not a fan of self-storage but he is happy with this design.

Public Comments:

Nader Sidahmed, Pine Brook Village: asked to where the stormwater is directed.

Mr. Johnson explained that it is going where it is currently going and that the changes being made are to improve the existing stormwater infrastructure.

Ms. Schloss reviewed the outstanding OOC items:

- Instead of new outfall, direct roof runoff to existing stormwater swale
- Update Operation and Maintenance plan with more detail and include schedule
- Swale to be cleaned

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0-0 to close the public hearing.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Dowd, the Commission voted 4-0-0 to approve the Order of Conditions with conditions discussed.

**881 & 897 Pleasant St. Abbreviated Notice of Resource Area Delineation, Public Hearing
Bristol Brothers Development
Map 35, Block 407, Lot 43 & Map 31, Block 407, Lot 2
DEP File # 81-1203
*Wetland Resource Area Boundary Confirmation***

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0-0 to open the public hearing.

Appearing before the Commission was John Zimmer, South River Environmental.

Mr. Zimmer said this filing is for determination of wetland boundaries and no work is being proposed at this time. He said he personally delineated the wetland resource and explained the resources on the property. He said that he and Ms. Schloss walked the area and during that time he revised 3-6 flags. He added that someone else moved some of his flags; the flags on the east side of the Plymouth River (WF B1-WF B24) are therefore not being confirmed as part of the ANRAD.

Public Comments

Shari Goscinak, Pine Brook Village, asked about the trees on the property that had been marked.

Mr. Zimmer said he was unaware of any tree markings, adding that the marking of trees is not forbidden.

Chairman Tanner said they would ask the applicant if any trees had been marked.

Jackie Connors, 894 Pleasant St., asked if the property from the street back to the wetlands is privately owned; Mr. Zimmer said yes.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0-0 to close the public hearing.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0-0 to issue the Order of Resource Area Delineation.

**Lots 5 and 6 Jacob's Ln. – Requests for Extension of Orders of Condition, Public Hearing
Bristol Brothers Development
Map 27, Block 352, Lots 54 & 55
DEP Files # 81-1123 and 81-1127
*Two single-family houses***

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0-0 to open the public hearing.

No one representing the applicant attended the hearing.

Ms. Schloss said she spoke to Jim Bristol who said Lot 6 is under agreement to be delivered next spring and, at the same time, they are expecting a buyer for Lot 5.

Abutter notifications had been given to the Commission prior to the meeting.

Planning Director Bob Luongo reminded the Commission members that this is a 23-year old subdivision that he hopes to see closed. He said Bristol Brothers Development has been cooperative but feels a project of this length is taking advantage of the town. He will not support any further extensions.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Loring, the Commission voted 4-0-0 to close the Public Hearing.

On a motion made by Cmmr. Loring, seconded by Cmmr. Singleton, the Commission voted 4-0-0 to approve a one-year extension on 81-1123 and 81-1127.

CPC Report

Cmmr. Loring emailed the latest report to members.

Other Business

- Discussion of pending violation hearing, 27 Regatta Road: No one from 27 Regatta Road was in attendance. Ms. Schloss handed out a Sept. 8th memo along with photos of the property (as they relate to stairs on the beach and presence of a boat the owner was instructed to remove) and a Sept. 13th memo regarding the enforcement. Ms. Schloss said Town Council has asked how similar cases have been handled in the past.

Ms. Schloss made some recommendations regarding the situation:

1. Issue Enforcement Order regarding stair and boat removal
2. Plant beach grass at toe of bank
3. Stabilize bank with jute netting
4. Below dune and beach, plant beach grass every 18"
5. An Environmental Consultant won't be required, but they will have to hire a landscaper who has done this type of planting before.
6. Con Comm Administrator must be notified prior to work

Bob Luongo said he found this case quite disturbing and the Mayor takes environmental violations very seriously. He said these are public lands that people are encroaching upon and explained that the town is trying to solve the problem of stairs to the beach and it still needs to be vetted.

Cmmr. Loring said this home owner has been given a lot of leeway and he is wary of the work being done without close supervision.

Cmmr. Dowd said there is complete disregard for the Conservation Commission.

Cmmr. Singleton said this property owner was specifically told what to do and he went ahead and did what he wanted.

Chairman Tanner said he wanted this matter continued to the October 4th meeting. He said Mr. Baker was given explicit instructions to get the boat off the beach.

- Timing of planting at 21 Woodbine Road: Ms. Schloss said she sent the planting plan to the Williams' later than she had wished and now Mr. Williams is saying they won't be home much the upcoming weekends and will find it hard to get the planting done in the specified time frame (Oct. 1st).

Chairman Tanner said they need to show some work done by Nov. 1st or a fine will begin retroactively to Oct. 1st.

Bob Luongo said the Williams' need to attend the Oct. 4th meeting to provide a planting update.

- Vegetation management at 3 Canacum Road: This item will be moved to the Oct. 4th agenda.
- 234 King Philip Street: Ms. Schloss reported that National Grid wants to install three utility poles. She confirmed with the Commission that this will be allowed under the existing Order of Conditions.
- Algonquin Gas I9 pipeline: Ms. Schloss informed the Commission that a notice was received from Enbridge, the new owner, that a pipe anomaly has been detected. The area will need to be excavated to determine need for repair or replacement. This work is exempt as it is an existing utility. The ground water is 12 ft. below ground; the pipe is 30 ft. below ground. She said Enbridge will have to comply with performance standards and the work will take 3-5 weeks in September/October.
- Thayer Academy's Environmental Club (high school students) have offered to do some work on Oct. 15th. Ms. Schloss suggested that they work cleaning the beach.

- Cmmr. Singleton reported that the town has received a Municipal Vulnerability Grant for \$25,000. He explained:
 1. Cmmr. Singleton will be serving as the project manager and point of contact for this grant,
 2. the town must hire a consultant from an approved state list,
 3. vulnerable locations will be identified,
 4. an analysis will be done to see how well Weymouth will handle climate change over the next 20-30 years, and
 5. this will be a public process; details are to be worked out.

CPC Update

Cmmr. Loring emailed his report to the Ms. Schloss and the Commission members.

Administrator's Conservation Report

See Ms. Schloss' report dated September 13th.

Adjournment

On a motion made by Cmmr. Loring seconded by Cmmr. Singleton, the Commission voted 4-0-0 to adjourn at 8:50 p.m.

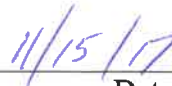
Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:



Scott Dowd, Clerk



Date