

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

Wednesday, December 6, 2017, 7:00 p.m.

Weymouth Town Hall, 3rd Floor Conference Room, 75 Middle St., Weymouth, MA

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

Also Present: Mary Ellen Schloss, Conservation Administrator

Chairman Tanner called the December 6th Conservation Commission meeting to order at 7:00 p.m.

Approval of Minutes

The approval of minutes from November 15, 2017 was continued to the Jan. 10th meeting.

“0” Finnell Drive - Abbreviated Notice of Resource Area Delineation (ANRAD), Public Hearing, Continued

Bristol Brothers Development

Map 36; Block 452, Lot 9 & Block 423, Lot 4

DEP File # 81-1204

Delineate wetland on 2 undeveloped parcels off unimproved section of Finnell Drive

Appearing before the Commission were John Zimmer, South River Environmental, and James Bristol, III.

Mr. Zimmer said there was nothing new to report since the meeting of November 15th.

Ms. Schloss said all changes and corrections are included in the revised ANRAD plan, dated Aug. 29, 2017 and revised November 10, 2017, received at tonight’s meeting from Mr. Zimmer. She passed out an addendum to the pending Order of Resource Area Delineation (ORAD) which lists the wetland flags by identification number.

Ms. Schloss explained that the ORAD only confirms the wetland resource areas listed in the ORAD; she will work on this and spell it out under “Other Resources” on the ORAD form.

Public Comments

- Laurieann Yeisley Drogin, 755 Front St., asked if the vernal pools had been identified yet. Ms. Schloss said they had not, but this can also be explained in the ORAD or cover letter.

- Bob Delaney, 27 Belmont St., thanked everyone involved in the process and said he had heard that there were some negotiations going on behind the scenes pertaining to this property. He said he hopes the land will become public.
- Rich Derosa, Belmont St., asked when the wetlands were delineated. Mr. Zimmer said in June, adding that it was *not* a dry spring.

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

On a motion made by Cmmr. Reilly, seconded by Cmmr. Singleton, the Commission voted 5-0-0 to accept the revised plan and approve the ORAD.

100 Essex Street – Request for Final Certificate of Compliance (COC)

William Kosonen

Map 25, Block 331, Lot 2

DEP File # 81-1124

Regrading, construction of retaining wall, driveway expansion

Ms. Schloss told the Commissioners that the only thing left to be done is the removal of the erosion controls. She recommended approval of the Final COC and said she would hold the document until the removal of the erosion controls is verified.

On a motion made by Cmmr. Singleton, seconded by Cmmr. Reilly, the Commission voted 5-0-0 to issue the Certificate of Compliance.

4 Mutton Lane – Notice of Intent - Public Hearing, Continued

Patrick Flaherty, Mutton Lane Group, LLC

Map 35, Block 444, Lot 12

DEP File # 81-1205

Construct 2 SF homes, access driveway & utilities

Appearing before the Commission were Shawn Hardy, Hardy Engineering, and applicant, Patrick Flaherty. Abutter cards were previously submitted by Ken Thompson.

Mr. Hardy came before the board to review the modifications to the plan:

- Buildings have been swapped so smaller house will be on smaller parcel
- Driveway layout has been revised and it is now further away from the wetlands
- First 85 ft. of driveway will be cobblestone
- Granite curbing is being proposed along the cobblestone
- Grading will be a maximum of 3:1 slopes
- Perimeter erosion controls will be wired-backed, silt fence
- Leaching galleys are being proposed to support stormwater from the roofs

Ms. Schloss reviewed the draft of special conditions:

- Commission allowing 1,421 ft. of disturbance within 25' no-disturb zone
- No fill proposed or granted
- Review trees prior to removal
- Erosion controls along perimeter
- Protect catch basin at entrance
- State purpose of granite curbing to direct stormwater to vegetated buffer
- Fence and "Conservation" posts (continuing condition)

Public Comments

Planning Director Bob Luongo rose to thank the Conservation Commission and Mr. Flaherty for the work involved in saving this historic building.

On a motion made by Cmmr. Singleton, 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. Dowd, the Commission voted 5-0-0 to issue the Order of Conditions with conditions mentioned.

186 Main Street (Lot 1) Local-Only Notice of Intent (NOI), Public Hearing Continued

Henley Enterprises

Map 29, Block 375, Lot 2

2017 LOOC-2

Automotive service station, stormwater management system

Appearing before the Commission were David Kelly, Kelly Engineering, and applicant, Randy Kazazian, Henley Enterprises.

Mr. Kelly said that, in the area of the recharge system, the pad site fill material will be removed and replaced with pervious material. He said they have no issues with the draft conditions proposed, and they have provided comments.

Ms. Schloss explained that (1) 3" low-flow orifice was reduced down to a 2" orifice.

Ms. Schloss stated that before the site is opened up, the stormwater management plan is needed. Mr. Kelly said he would prepare a full Operation & Maintenance (O&M) plan and will specify who has stormwater management responsibilities.

Mr. Kazazian said Henley Properties will be responsible for snow removal; above average amounts will be removed from the property.

Ms. Schloss confirmed that the driveway will be Henley Properties responsibility.

Public Comments

Paul DeLuca, owner of 208 Main Street, said his engineer, Dave Nyman, feels there are three issues to be addressed:

- Water coming from Rte. 18 (this has been addressed)
- The Gardner and DeLuca drain project that is supposed to be completed before the snow arrives, has not been completed yet; the large amount of exposed dirt is allowing water to get in through the soil
- The vernal pool is getting bigger and Mr. DeLuca continues to recommend an outlet on the pool

Chairman Tanner asked Ms. Schloss if DPW could look into an outlet for the vernal pool, and to follow that up with letters to Mr. Gardner and Mr. DeLuca providing DPW's answer.

On a motion made by Cmmr. Singleton, 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 issue the Local-Only Order of Conditions, with conditions mentioned.

2018 Conservation Meeting Schedule

All Commissioners and staff were in agreement with the meeting schedule for 2018.

Other Business

Whitman's Pond Vegetation Management – Discussion

Ms. Schloss reported that the town received a proposal of \$58,500 for the hydroraking this fall. She said this amount is too high because the cost is greater than what was proposed for 2016, even though there is less area covered. She explained that, due to Solitude Lake Management's serious error (they treated the *western cove* of the main basin instead of West Cove), they would not charge for vegetation monitoring in 2018. Ms. Schloss said she needs to talk about this with Mayor Hedlund and other town officials. To keep costs down, she proposed focusing hydroraking on open areas, and looking at disposal alternatives.

27 Regatta Road – Enforcement Order update

Stairs have been removed, boat and chain are gone, jute netting has been installed and beach grass has been planted.

Puritan Road project

On-site construction meeting held Dec. 5th. Contractor wants to do the culvert replacement work this winter in a shortened time frame of 2-3 weeks, utilizing bypass pumping rather than a passive bypass pipe that allows tidal exchange. Given a winter timeframe when biological activity is low, all parties think it's okay to do.

Ms. Schloss said all parties think it's okay to do; Commission agreed.

Administrator's Conservation Report

See report dated Nov. 29, 2017

Adjournment

On a motion made by Cmmr. Loring, seconded by Cmmr. Reilly, the Commission voted 5-0-0 to adjourn at 8:30 p.m.

Respectfully submitted by,

Patricia Fitzgerald
Recording Secretary

Approved by:

Scott Dowd, Clerk

Date

Documents reviewed during the meeting:

- 186 Main Street: Kelly Engineering 11-13-17 letter, revised plan and draft conditions
- 4 Mutton Ln letters, plans and draft conditions
- 100 Essex – S. Hardy letter with Request for COC