

**WEYMOUTH CONSERVATION COMMISSION
RECORD OF MINUTES AND PROCEEDINGS
Wednesday, March 26, 2014 - 7:00 p.m.**

Present: Steve DeGabriele, Chairman
Tom Tanner, Vice Chairman
Scott Dowd, Commissioner
Anthony Merlino, Commissioner

Absent: George Loring, Commissioner

Also Present: Mary Ellen Schloss, Conservation Administrator
Abby McCabe, Recording Secretary

The Chairman called the March 26, 2014 Commission meeting to order at 7:01 p.m. at the Town Hall, Council Chambers, 75 Middle Street, Weymouth, MA.

Minutes:

The review of the minutes from February 26, 2014 were tabled to the end of the agenda.

**Legion Memorial Field – Notice of Intent – continued
880 Commercial Street
Town of Weymouth
Map 18, Block 239, Lot 1
DEP File # 81-1140**

On a motion made by Commissioner Tanner, seconded by Commissioner Merlino, the Commission opened the public hearing for the Notice of Intent for Legion Memorial Field by a vote of 4-0.

Appearing before the Commission was Megan Buczynski of Activitas and Andy Truman from Samiotis, the consultants working with the Town on this project. Ms. Buczynski informed the Commission that a memorandum and updated plans were submitted to the Commission since the last hearing. The updated plans show the tennis courts relocated to be parallel to the parking lot and field, the proposed building has been shifted to face the tennis courts and the gathering area has also been slightly shifted. The pathways along the playground have been relocated and the wetland replication area has been enlarged. There is no replication area on the other side by the pond. She further noted that the proposal is still below the 5,000 square foot disturbance area and therefore does not trigger review by the Army Corps of Engineers. The new 5-ft path is partially within the 25-ft do not disturb buffer. The tennis courts and parking lot are also partially within the 25-ft no disturb buffer. They are requesting a waiver and permission from the Commission.

Mr. Truman reviewed the drainage designs. A 12” storm drain that will tie into Commercial Street is proposed. There are three watersheds on site that were used in the drainage analysis. The existing 15” connector pipe is currently collecting the water in the center of the field shown in the hatched area on the revised plans and ties into the municipal system. They are proposing a

drywell to discharge over the land. Ms. Buczynski further noted that the proposal is creating a central point and outlet designed for the 2, 10, and the 100 year storms.

The Chairman asked about the parking lot stormwater management. Mr. Truman responded that they are proposing to install area drains that will discharge into the grass area above the wetland as well as two catch basins and a water quality unit.

Commissioner Dowd asked what was proposed for the areas that are not to be replication areas as originally proposal. Ms. Buczynski responded that this area would provide access for the ice skating in the winter and will be left in its existing state as an unmaintained meadow. Commissioner Dowd asked if it should be included in the Order of Conditions and Ms. Schloss responded that it should particularly because of the large amount of invasive species. Commissioner Dowd added that he would also suggest a planting plan for this particular area. He was also concerned about mosquito control.

Commissioner Tanner asked if the sewer lines for the bathrooms were to be installed through the wetlands. Mr. Truman responded that the sewer line is underwater about 4-ft down the surface. Ms. Buczynski also added that the electric lines were underground but were to be located in the wetland crossing. Commissioner Tanner also asked if the grassed areas could be astro turf. Ms. replied Buczynski that grass allowed for a more natural element and is more cost effective.

Commissioner Merlino asked if there would be any signage during construction. Ms. Buczynski responded that there would be security fencing during the construction. The Commission also discussed signage in the wetlands areas to restrict mowing and cutting after the project is completed to protect the wetlands and were supportive of a long term maintenance plan.

Commissioner Tanner asked if there would be access to the field from Garey Street. The applicant responded that pedestrian access is proposed to Gary Street but no parking is proposed on Garey Street.

The Chairman asked about the mow strip near the tennis courts. Ms. Buczynski responded that a 10-ft high fence is proposed along the tennis courts, a guard rail along the parking lot and the guard rails will connect with the fencing around the courts.

Ms. Schloss informed the Commission that the Department of Public Works (DPW) is reviewing the revised plans, provided initial comments and had additional questions for the consultant that they have been trying to answer prior to tonight's hearing. She recommended that the Order of Conditions (OOC) clearly dictate where a waiver is permitted for work within the 25-ft no disturb zone and identify and detail in the OOC the mowing and encroachment areas. She further noted that the project calls for a 6" wetland soils in the replication area and she believes more is needed as 6" to 12" is recommended.

The Chairman opened the hearing up to the public for comment.

John McHugh, 57 Endicott Street, commented that overall he is supportive of the project but is concerned about the recent groundwater surcharge as his and his neighbors basement have been flooding over the last few years. He believes the surface water and stormwater will be improved with this project but is unsure how the project will handle the existing groundwater problems and believes the existing storm drain system is not sufficient. He also noted that he was concerned about the grassed areas and ticks and suggested a pull in and drop-off area from the parking lots egress point.

Ms. Buczynski responded that a geotechnical engineer has been working on this project and they do not believe there will be any long-term settling as the rate of water leaving will be the same as now with this proposal.

In response to Mr. McHugh's comments Mayor Kay was present and commented that she is aware of the flooding issues and realizes that there may be other reasons for the flooding.

Mr. Truman commented that there have been 5 test pits conducted and believes there is most likely a natural feed with ground water but this project will have a net reduction in the surface water.

Ronald Fama, East Weymouth resident, stated that he believes this project should be reviewed by the federal government and the Army Corps of Engineers should investigate to determine where the groundwater is coming from. He suggested the Town contact Senator Keating and Senator Warren to get their support to help resolve the groundwater issue.

The Chairman noted that since the Notice of Intent is based on the 75% design that the applicant should return to the Commission if there are any substantive changes once the plans are completed.

It was the consensus of the Commission members that they were comfortable with issuing an Order of Conditions now with several conditions that allow for some flexibility and contingencies.

Ms. Schloss had a couple of questions and comments and asked the applicant about the storm drain inlet. Ms. Buczynski responded that the drain invert is at the lowest elevation point and should be sufficient. Ms. Schloss suggested that the Order of Conditions have a condition that the inlet is cleaned regularly and maintained. Ms. Schloss distributed to the Commission a draft list of conditions and summarized the conditions. She suggested plantings to help limit the mowing areas as well as a post planting monitoring schedule that should extend at least two years. A SWPPP (Storm Water Pollution Prevention Plan) and construction sequence plan should be a pre-construction requirement. The Commission should review the erosion control line prior to installation and staking as a pre-construction requirement. The drainage system and operations and maintenance plan should include shrubbery and plantings to delineate the no mowing areas and also include the annual versus the continual areas to be mowed, include the cleanout of the inlet into the Town's drainage system, and outline invasive species management. The Chairman and Commissioner Dowd agreed that the invasive management should be aggressive in the beginning. The Chairman suggested that the sewer line disturbance in the

crossing should be in the findings and some flexibility on the soils in the replication areas to allow for some field changes. The Chairman asked who would supervise the contractor during the construction and Ms. Schloss responded that this would be covered in the OOC and the Town typically has a field engineer regularly visit the site for inspections and weekly reporting is required but she will look into this further to detail in the OOC. Commissioner Dowd added that language regarding any possible modifications after the plans are complete shall be submitted to the Commission. Ms. Schloss further noted that a planting plan should also be submitted to the Commission as a condition of the OOC to be approved with this project.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 4-0 to close the public hearing for the Notice of Intent for Legion Memorial Field.

Ms. Schloss stated that she will prepare a draft Order of Conditions that will be provided to the consultant / applicant and the Commission for the next meeting on April 9, 2014.

The Chairman called the next item on the agenda for a Notice of Intent for Dandelion Way Subdivision at 119 Randolph Street and informed the audience that 4 Notices of Intent are included as part of this subdivision as shown on the agenda but the 4 applications will be taken up at one time.

Dandelion Way – Notice of Intent

John Mento / Mento Homes, Inc. {Applicant same for lots 2, 3, 4}

119 Randolph Street

Map 48, Block 509, Lot 16

DEP File # 81-1144-1147

119 Randolph Street (lot 2)

Map 48, Block 509, Lot 16-2

Single-Family home, grading, utilities

119 Randolph Street (lot 3)

Map 48, Block 509, Lot 16-3

Single-family home, grading, utilities

119 Randolph Street (lot 4)

Map 48, Block 509, Lot 16-4

Single-family home, grading, utilities

The Chairman read the public hearing notice for the Notice of Intent for 119 Randolph Street.

On a motion made by Commissioner Dowd, seconded by Commissioner Tanner, the Commission voted 4-0 to open the public hearing for the Notice of Intent for Dandelion Way and lots 2, 3 and 4 at 119 Randolph Street.

Shawn Hardy of Hardy Engineering was present to represent the applicant. Mr. Hardy explained that the project is a four lot subdivision and is before the Commission related to the wetland area in the rear of the project site related to the Mill River. The project received definitive subdivision approval from the Planning Board in the fall. The proposed installation of the water and sewer lines is within the 100-ft wetland buffer. Mr. Hardy also noted that the application contained a collection of catch basins and detention basin at the end of the road and the Department of Public Works has recommended an outlet and swale. The Homeowners Association will be responsible for implementing the operation and maintenance plan. A 6 unit Cultec system is also proposed to infiltrate the 100 year run off from the roof and drains for each house.

Commissioner Tanner asked how far the rear deck was on lot 3 to the wetlands and the applicant responded that it is 10-ft from the 25-foot no-disturb line.

The Chairman asked what was proposed for the steep slope on lots 3 and 4. Mr. Hardy responded that this was a lawn area and hay bales can be used for protection. Members of the Commission expressed interest in a site visit and Mr. Hardy responded that he will notify the owner to set up a site visit for the Commission members.

Ms. Schloss has a question on the tree clearing and asked that the trees to be removed and trees to be retained that are over 6" in diameter be clearly identified. She also asked for water and sewer profiles and the applicant responded that he would provide the profiles to the Commission. She also stated that comments were received from the Department of Public Works (DPW) during the Planning Board's review. DPW's comments based on the current plans are to revise the grading with respect to lot 4, provide a swale as part of the subdivision plan, and some questions regarding the drainage and the water flow and the plans be revised to locate the leaching beds at the lowest point for lots 3 and 4.

Ms. Schloss further noted that not everything in the operation and maintenance plan is within the Commission's jurisdiction. Erosion control measures for the steep slopes were discussed. The Commission asked that there be fencing along the 25-ft no disturb line and that hay bales and silt fencing be used for erosion controls.

The Chairman opened the hearing up to the public for public comment.

Anne Hilbert, Doris Drive, stated that she was concerned about the width of the road and the responsibility placed on the homeowners as outlined in the Homeowner's Association documents.

On a motion made by Commissioner Tanner, seconded by Commissioner Dowd, the Commission voted 4-0 to continue the public hearing for Dandelion Way and 119 Randolph Street to the next meeting on April 9, 2014 to allow time for a site visit and review of the requested information.

Old Business:Ms. Schloss informed the Commission that the violation regarding 52 Oak Street that entailed dumping of concrete has been resolved.

New Business:

Ms. Schloss informed the Commission that 234 King Philip Street is requesting a minor modification to build a patio with stairs and a walkway. The Chairman asked if a couple of additional conservation posts could be installed as a condition without a formal modification application.

On a motion made by Commissioner Tanner, and seconded by Commissioner Dowd, the Commission voted 4-0 to approve the minor modification for 234 King Philip Street with the addition of a couple of posts as a condition.

Ms. Schloss reported that the Commission has been asked to provide a letter of support to the Town for a seawall repair grant that is being submitted by the Town.

On a motion made by Commissioner Tanner, second by Commissioner Dowd, the Commission voted 4-0 to send the letter of support for the coastal resiliency grant for seawall repairs.

Minutes

The review of the minutes from March 12, 2014 were continued to the next meeting on April 9, 2014.

Conservation Report

Ms. Schloss reviewed the Conservation Administrator’s report that was provided to the Commission members. She informed the Commission that she was recently asked by the Whitman’s Pond Association about installing benches near “First Beach” at Woodbine and Island View Roads to serve as a memorial site and would require some clearing and asked if the Commission felt this would require filing a RDA (Request for Determination of Applicability). The Commission members were supportive of the proposed memorial but asked that they check in with the Town’s Memorial Committee and suggested that there also be signage installed to protect the pond and reinforce that there should be no feeding of water fowl.

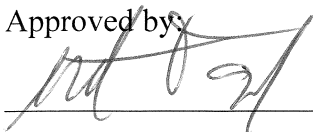
Ms. Schloss also reported that the Great Esker Park Culvert Replacement and Salt March Restoration Project will be before the Commission in April. She also added that she recently performed a site visit for 50 Ocean Avenue to discuss landscaping and the final work.

Adjournment

On a motion made by Commissioner Merlino, seconded by Commissioner Tanner, the Commission voted 4-0 to adjourn at 10:00 p.m.

Respectfully submitted by,
Abby McCabe
Recording Secretary

Approved by



Scott Dowd, Conservation Clerk

5/28/2014

Date