

WEYMOUTH CONSERVATION COMMISSION MEETING

TUESDAY, October 24th, 2023 2024 JAN -8 AM 11:35

McCulloch Building 182 Green Street

Mary McElroy Room

7:00 P.M.

Present: Al Donovan, Acting Chair, Commissioner and Vice Chairman
Frank Singleton, Commissioner
Scott Dowd, Commissioner & Clerk

Also Present: Andrew Hultin, Conservation Administrator

Not Present: John Reilly, Chairman
George Loring, Commissioner
Ann Flynn Dickinson, Recording Secretary
Michael Perrin, Assistant Conservation Administrator

Acting Chair Donovan called the meeting to order at 7:00 p.m.

1. Minutes –September 26, 2023

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Donovan to accept the minutes as written.

3-0 Unanimous rollcall vote

**2. Commercial Street Bridge – Request for Extension to Order of Conditions, Public Hearing
Department of Public Works
Right of Way
DEP File #81-1220
Reconstruction of a bridge**

Mr. Hultin reported that DPW submitted a request for an extension on the Order of Conditions for the Commercial Street bridge project, DEP File # 81-1220. The Order was issued in 2018, and it was granted a one-year extension last year. Mr. Hultin explained that the project is far from ready. Engineering plans need to be finalized, together with some other items and they are asking if a Three-year extension would be applicable. A three-year extension would be a variance to the local regulations that typically grant a one-year extension.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Singleton to Open the Public Hearing.

3-0 Unanimous rollcall vote

With no comments from the public,

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Singleton to Close the Public Hearing.

3-0 Unanimous rollcall vote

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Dowd to issue a three-year extension.

3-0 Unanimous rollcall vote

3. 824 Washington Street – Request for Final Certificate of Compliance
Robert St. John
Map 30, Block 379, Lot 9
DEP File #81-1302
Reconstruction of a failed culvert

The Applicant, Robert St. John was present but did not present to the Commission. Mr. Hultin explained that the Order was issued for repair and replacement of the collapsed culvert behind Shaws. He explained that the planting plan was followed. In the spring, the applicant finalized the stabilization of the slope and completed the plantings. Staff recommended the issuance of the Final Certificate of Compliance.

Phil Lofgren asked that the remaining sandbags be removed. The applicant agreed.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Dowd to issue the Final Certificate of Compliance.

3-0 Unanimous rollcall vote

4. 655 Washington Street – Request for Partial Certificate of Compliance
Trinity Green Development, LLC
Map 29, Block 329, Lot 9

Chris King, one of the developers, was present.

Mr. Hultin explained that the project was nearly complete. Photos were shown to the audience and Commission. Staff did an onsite October 4th and the restoration area was shown to be very well vegetated. 75% survival of all the plants was achieved and knotweed management was implemented as provided by Brad Holmes in his recent report. A certificate and as-built from engineer has been received. Mr. Hultin explained that the only outstanding item is two more years of monitoring and submittal of monitoring reports. Staff recommended issuing the Partial Certificate of Compliance (COC).

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Dowd to issue the Partial Certificate of Compliance (COC).

3-0 Unanimous rollcall vote

5. 67 Rear Norton Street – Notice of Intent, Public Hearing

John Long

Map 10, Block 128, Lot 9

DEP File #81-1311

Upgrade septic system

Terry McSweeney with McSweeney & Associates presented the project to the Commission. He presented a plan for the Title IV septic system upgrade for the property, 67 Rear Norton Street. The proposed upgrade impacts multiple buffers and resource areas due to space constraints from bedrock and existing utilities. Plans were shown for the audience and Commission.

He explained that the new system will utilize a Geo-mat system, which is a DEP approved method that provides additional treatment. Communication with DPW showed that running a sewer line to the property would not make sense and they have issued a waiver requiring hook up

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Dowd to Open the Public Hearing

3-0 Unanimous rollcall vote

With no comments from the public,

Mr. Hultin recommends to issue and Order of Conditions.

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Dowd to

3-0 Unanimous rollcall vote

6. Jackson Square Redevelopment – Notice of Intent, Public Hearing (previously continued)

Iraklis Papachristos

Map 23, Blocks 253 & 305 & 306, Lots 14, 16, 17, 26, 27 & 1, 4, 5, 9, 10, 11 & 11

DEP File #81-1310

Mixed-use redevelopment

Applicant requested a continuance to the November 14th meeting.

7. 411 Neck Street – Compliance Hearing

Pauline Sokoloff

Map 2, Block 3, Lot 31

Restoration of saltmarsh

Mr. Hultin reported that Staff conducted an on-site visit in early spring and found that the 75% survival requirement had not been met. The homeowners planted additional shrubs and grasses this fall. Staff conducted another site visit and found adequate plantings to meet this requirement. Staff recommended issuing a Certificate of Compliance (COC).

A Motion was made by Cmmr. Singleton and seconded by Cmmr. Dowd to release the property from the Enforcement Order.

Pauline Sokoloff, homeowner, expressed concern about the DPW sewer bypass project impacting the plants. She said that they have been great to work with so far, but expects that DPW might have to replant some of the area if impacted.

3-0 Unanimous rollcall vote

8. 19 Lambert Ave – Violation Hearing (Previously continued)
Drena & Wayne Nicholas
Map 27, Block 346, Lot 5
Construction of a retaining wall without approval

The applicant requested continuance to the next meeting on November 14th, 2023. Mr. Hultin provided an update stating that the owners are working with Shawn Hardy to prepare a Notice of Intent.

9. 475 Columbian Street – Violation Hearing (previously continued)
Richard Campo
Map 40, Block 482, Lot 16
Outstanding Enforcement Order issued 8/2019 for unauthorized fill in wetlands

Mr. Hultin forwarded a letter from the attorney of the applicant. They feel the Commission does not have jurisdiction to mandate removal of the fill. Mr. Hultin explained that the Enforcement Order addresses the recent fill, not historic. He is working with the legal team to draft a response.

This item will be continued until the November 14, 2023 meeting.

10. 541 Front Street – Violation Hearing (previously continued)
Tony DePalma
Map 29, Block 373, Lot 14
Fill in wetlands

Mr. Hultin provided an update that the property owner secured Lucas Environmental LLC to conduct the delineation and provide a fill removal plan. The plan should be submitted in the near future. Staff recommended issuing a continuance.

This item will be continued to the November 14, 2023 meeting.

11. 0 Northern Ave – Violation Hearing (previously continued)

Ken Ryder, Ryder Development Corp.

Map 40, Block 487, Lot 5

Unauthorized clearing of wetland

Mr. Hultin updated the Commission that Mr. Ryder intends to submit a Notice of Intent for construction of a single-family home on the property. The application was not ready for this meeting. Mr. Ryder acknowledged that the previously cleared area was wetlands, and he plans to submit a plan for restoration of disturbed wetlands and construction of a home on uplands.

This item will be continued to the November 14, 2023 meeting.

A Motion was made by Cmmr. Donovan and seconded by Cmmr. Dowd to continue these last few items until the next meeting.

3-0 Unanimous rollcall vote

12. Other Business

An audience member, no name provided, asked about any treatment plan for Whitman's Pond West Cove Cleanup. Mr. Hultin explained the various possible treatment plans and asked the resident to call his office to discuss this topic further.

13. CPC Update

Cmmr. Loring was not present to provide the update.

14. Herring Run Update

George Loring was not present to provide an update. Phil Lofgren, Herring Warden, explained grievances with the functionality of the sluice gate at Iron Hill Park, stating that it does not work properly. He explained that the gate must be utilized to ensure no herring end up in the flood control system. He said he tried to work with the DPW/Engineering Department and Cmmr. Loring, but has not seen any progress. He asked the Commission to put more pressure on the DPW to oversee the repairs. Administrator Andrew Hultin said he would look into it.

15. Conservation Report

New Construction

- Neck Street Sewer bypass has been installed

Ongoing Construction (partial list)

- Idlewell Sewer Borings have been completed. The Notice of Intent for sewer relocation is forthcoming.

Compliance and Enforcement and Complaints

- 45 David Island- yard had been regraded adjacent to a saltmarsh, landscapers had mistakenly cut marsh grass. Erosion controls around the disturbed area were required and the marsh is expected to grow back next year.
- 33 David Island – gravel had been placed within the intertidal area to access a dock, property owner has been asked to remove it.

Other Projects

- SNUP- DER has awarded the permitting and design contract to Beals & Thomas for final for the dam removal. This work will be completed Spring of 2024.
- Heat Island Effect – Staff have engaged with the Conway School about a project to study heat islands in Weymouth. May be an opportunity to engage the commission on this project.
- Ordinance & Regulation update- Staff are looking into funding opportunities to update the ordinance and regulations. Staff spoke with MAPC about their technical assistance grants. Community Compact Grants may also be an option.
- Old Swamp River Brook Trout Study- second round of eDNA samples sent to UMaine.

Utilities

- NA

Planning Department Reviews

- NA

Other

- Mike Perrin is leaving, he took a Job with the Sudbury Valley Trustees, a regional land trust.

Next Meeting

- November 14, 2023. New filings may include:
 - 739 Pleasant St

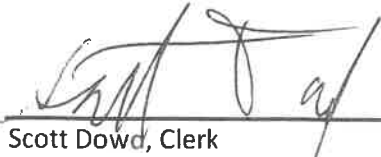
16. Adjourn

A Motion was made by Cmmr. Dowd and seconded by Cmmr. Singleton to adjourn the meeting at 8PM

17. Next regularly scheduled meeting – November 14, 2023

Weymouth Conservation Commission
Meeting
October 24, 2023

Weymouth Conservation Commission Minutes October 24th, 2023

A handwritten signature in dark ink, appearing to read "Scott Dowd", is written over a horizontal line.

Scott Dowd, Clerk

Respectfully submitted by,

Ann Flynn Dickinson
Recording Secretary

