



CONSERVATION COMMISSION MEETING MINUTES – September 26, 2016

Present: Scott McIsaac- Chair, Bob Mosher, John Morrissey, Adrienne DuBois, Bob Hidell, Laurie Freeman, Loni Fournier- Conservation Officer

Absent: Paul Hall

The meeting was called to order at 7:08 PM.

Approval of Minutes

Motion: Commissioner Morrissey motioned to approve the minutes from the September 12, 2016 Commission meeting.

Second: Commissioner Hidell

In Favor: All

Opposed: None

Certificates of Compliance

29 Woodlock Road – Bylaw 2009-1

The Order of Conditions was issued in January 2009 for the construction of a single family house. Staff visited the site on 9/14/16. The house and driveway are located between the 50 and the 100 foot buffer zones to an isolated wetland. The as-built plans differ from the final approved plans. The footprint of the constructed house is larger than the proposed house, largely due to the addition of an L-shaped deck. The area below the deck is gravel, which allows stormwater to infiltrate. The constructed house is 2,386 ft², while the proposed house was 2,551 ft². The constructed driveway (2,587 ft²) is also larger than what was proposed (2,111 ft²). The area between the driveway and the 50 foot buffer zone is lawn (15-20'), providing some additional stormwater benefits to the resource area.

The applicant stated that the garage and driveway were reconfigured during construction because it was determined that the proposed 90 degree turn into the side of the garage could not be constructed. The garage doors were reoriented to the front of the structure and the driveway shifted west accordingly.

Motion: Commissioner Freeman motioned to issue a Certificate of Compliance for 29 Woodlock Road, Bylaw 2009-1.

Second: Commissioner Mosher

In Favor: All

Opposed: None

231 Otis Street – DEP 034-0294

This hearing is continued from the 9/12/16 Commission meeting, in order to ask the applicant to remove the gate that was blocking the right of way. Staff sent the applicant an email and letter making that request on 9/13/16 and on 9/15/16 the applicant responded, stating that the gate had been removed. Staff visited the site on 9/21/16 and confirmed that the gate was removed.

Motion: Commissioner Morrissey motioned to issue a Certificate of Compliance for 231 Otis Street, DEP 034-0294.

Second: Commissioner DuBois

In Favor: All

Opposed: None

Commissioner McIsaac read the Public Hearing Notice of Intent.

Notice of Intent

7 New Bridge Street – DEP 034-1269, continued from 8/29/16

Applicant: Nick Aalerud

Representative: Robert Marini

Proposed: Demolishing and reconstructing a house

This hearing was continued from the 8/29/16 Commission meeting. The applicant submitted revised plans to the Conservation Office on 9/22/16. The applicant has increased the size of the proposed single family house from 1,073 ft² to 2,555 ft², replacing the existing 846 ft² house, which will be demolished. An attached garage (396 ft²) has also been carried over to the revised plans; this area is not included in the 2,555 ft². The house, garage and one patio are located between the 50 and 100 foot buffer zones. A small, open storage area under the garage and a second patio are proposed within the 50 foot buffer zone. The existing railroad tie retaining wall will be repaired and one footing will be added to support a steel beam; this work is also within the 50 foot buffer zone.

The existing house is serviced by a cesspool, which will be abandoned and replaced with a new septic system on the western side of the property, in between the 50 and 100 foot buffer zones. This same area will be regraded to within 36 feet of the resource area.

To access the back of the property, the applicant has proposed a temporary 10 foot wide earthen ramp. Several Norway maple trees and at least one red cedar tree will be removed from the site during construction. The applicant has proposed replacing these trees with four trees – either sugar maple or red oak (2) and choke cherry (2). The applicant is also interested in removing invasive species (Japanese knotweed and purple loosestrife) near the resource area for additional mitigation.

Robert Marini presented the revised plans to the Commission. Mr. Marini indicated that the existing footprint, including impervious and “semi-pervious” areas was 2,220 ft² and the proposed footprint, including the same areas, was 2,105 ft². Mr. Marini also indicated that the Board of Health informally approved the septic plan for the proposed house.

Commissioner Hidell asked Mr. Marini how many bedrooms were in the existing house. Mr. Marini stated four. Commissioner Hidell asked Mr. Marini what type of septic system was proposed. Mr. Marini stated a leaching field and septic tank. Commissioner Hidell asked Mr. Marini about the groundwater level. Mr. Marini stated that he did not hit groundwater, or any geologic signs of groundwater, while digging the test pits, which were 4-7 feet deep. Commissioner Hidell asked Mr. Marini about the composition of the Class 1 soils. Mr. Marini stated that they were loamy and sandy.

Commissioner DuBois expressed concerns about equipment access to the site, given the how close the house is to the street and the steepness of the back yard. Mr. Marini indicated that there was approximately 10 feet in between the proposed house and the erosion controls, and that the equipment could be staged on the western side of the property.

Commissioner DuBois asked Mr. Marini how many trees would be removed for construction. Mr. Marini stated four trees; three on the western side of the existing house and one on the eastern side.

Commissioner Mclsaac asked Mr. Marini about the existing roof runoff and drainage. Mr. Marini stated that there was no formal system for capturing the roof runoff and that the downspouts directed water towards the street and the resource area. Mr. Marini indicated that the proposed construction could include an infiltration system.

Commissioner Mclsaac and the Conservation Officer discussed the benefits of a potential infiltration system. The Conservation Officer stated that requiring a system would most likely cause more disturbance within the 50 foot buffer zone, however there was likely to be much more runoff as a result of the proposed, larger house. Commissioner Morrissey suggested reducing the size of the proposed house as an alternative solution.

Commissioner Mclsaac asked Mr. Marini how much more runoff the proposed house would generate and how much of that runoff would be directed towards the wetlands. Commissioner Mclsaac also asked how Mr. Marini proposed to deal

with the presumed increase in runoff. Mr. Marini discussed how the site currently drains, but did not have specific numbers. Mr. Marini also reiterated that he could design an infiltration system for the site.

The Conservation Officer suggested that Mr. Marini generate stormwater calculations for the site and revise the current plans to show an appropriate infiltration system. The Conservation Officer further stated that it was difficult to approve a project without knowing the volume of stormwater that will be generated, or how much of the 50 foot buffer zone would be disturbed to design a system that was capable of handling that volume.

Commissioner Hidell stated that he would like to see stormwater calculations for the existing house and the proposed house, and how the excess stormwater would be managed, assuming that the results for the proposed house exceed those for the existing house.

Commissioner Mclsaac opened the hearing to public comment. Hearing none, Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner Hidell motioned to continue the Notice of Intent Hearing for 7 New Bridge Street, DEP 034-1269, to October 17, 2016.

Second: Commissioner Morrissey

In Favor: All

Opposed: None

Other Business

1. Ted Matthews, Chairman of the Bare Cove Park Committee (BCPC), spoke to the Commission about the BCPC's CPC application, which proposes to install fencing along sensitive environmental areas in the park. Mr. Matthews discussed the Hockley Run area, where dogs cross the marsh to swim in the Weymouth Back River. Mr. Matthews described the problems that have developed as a result of this activity, including wildlife disruption and erosion. Mr. Matthews stated that the fence would be approximately 3/10 of a mile long.

The Conservation Officer stated that she felt the fence should accommodate wildlife passage, either through a set number of openings or a gap along the bottom of the entire fence.

Commissioner Freeman suggested waiting to pursue the fencing until the proposed leash law was voted on by the Selectmen. Commissioner Mosher, who is also the project's manager on the CPC, stated that if the BCPC waited until the Selectmen vote on the leash law, they would not receive CPC funding this year, due to the timing of the application deadlines and the Selectmen meeting. Mr. Matthews also stressed that the area has not been well managed up until this point and the problem needs to be addressed sooner rather than later.

Commissioner Hidell asked Mr. Matthews about the budget for the fence. Mr. Matthews stated that the CPC request was for \$25,000, which he acknowledged may not cover the cost of the entire proposal.

Mr. Matthews also stated that signage would be installed at the same time as the fence to educate people about Hockley Run and other environmental features in the park.

Commissioner Morrissey stated that he would like to visit the area before fully supporting the proposal. Commissioner Mosher and the Conservation Officer stated that the CPC was looking for confirmation that the BCPC had spoken to the Commission, and that the BCPC would have to submit an application for the Commission to review formally before the fence could be installed.

2. The Conservation Officer stated that MassDEP issued their decision on the 0 and 91 Lazell Street appeals. MassDEP affirmed the Commission's Order of Conditions.

3. The Conservation Officer asked the Commission to consider the Chair and Vice Chair positions. The Vice Chair position is currently vacant.

4. The Conservation Officer also stated that the kickoff meeting for the 2016 deer season would be held on September 27, 2016. Hunting applications were due on September 23, 2016. Hunters will be issued their permits and tags at the meeting, and two speakers were selected for the meeting. One speaker will be addressing deer management and the other speaker will be addressing old stands that remain on conservation land.

Commissioner Morrissey asked how many permits were issued this year. The Conservation Officer stated approximately 50.

The meeting adjourned at 8:40 PM.

Submitted,

Loni Fournier, Conservation Officer

Approved on October 17, 2016.