

Plympton Conservation Commission
Minutes of Open Virtual Meeting – February 16, 2021
Held over Zoom Conference Call: zoom.us/j/8802901353
By Telephone: +1 646 558 8656
Meeting ID: 880 290 1353
Password: 948488

Present: Board Members, Rick Burnet, Amy Cronin, Linda Leddy and Mike Matern; and Conservation Agent, Brian Vasa

Guests: Attorney Jillian Morton representing the applicant of 0 Cedar Street and Tom Sedell applicant and Steve Katowski from Webby Engineering. Abutters to 0 Cedar Street: Tim Braddock, 33 Cedar Street and Bonnie Harlow representing Tony Rathier (her mother) of 61 Cedar Street; and Chris Lucas of Lucas Environmental LLC

1. Call to Order. Mr. Burnet called the meeting to order at 6:35 pm and the suggested statement was read that was prepared by KP Law:

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Plympton Conservation Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.”

2. Third-party review consultant. Chris Lucas of Lucas Environmental LLC introduced himself and his firm’s qualifications to assist the Commission. Their firm is out of Norwell and has 6 experienced employees, and does about 25% is municipal work and other work is as a 3rd party review. They have previously worked with Borrego and Blue Wave solar firms. Any potential conflicts would be identified. Work is generally completed in 2-3 weeks, considering the weather. It was explained that an important consideration is familiarity with our Bylaws; Mr. Lucas said that is part of what they do. This group doesn’t do stormwater review, but teams up with other firms. They typically don’t write up the Order of Conditions (OOC), but they certainly are able and willing to do so. A rate table will be forwarded to the Commission.

3. Request for Determination of Applicability (RDA) 0 (51) Cedar Street, Single-family dwelling. A public hearing is to consider an RDA, under the Wetlands Protection Act, M.G.L. c 131 §40 and the Town of Plympton Wetlands Protection Bylaw, General Bylaws Article XXVIII (Chapter 290 as updated in October 2020) from Thomas Sedell for the property at 0 Cedar Street, Map 15, Parcel/Lot Number 1-9. The RDA is a proposal for a project that would construct a single-family dwelling within 100’ of a wetland resource area.

It was noted that the entire location of the house has changed from the original plan; it was

originally in the back of the property, and now it's near the front. The Plympton portion encompasses 1.5 acres and $\frac{3}{4}$ of an acre in Middleboro.

Steve Katowski of Webby Engineering introduced the project. Mr. Katowski noted the original plan was approved by the Commission in 2018. Ms. Harlow discussed with Mr. Katowski ways to protect the resource areas and to keep the house lot away from her lot (protecting her privacy), which resulted in changes. Ms. Harlow noted there were endangered species on the lot. It was noted that there was a potential vernal pool on the land. Mr. Katowski noted they unsuccessfully attempted to perc the Middleboro side of the land.

Abutter Tim Braddock expressed concerns of the location of the house which is near the cranberry bogs (within 100' of his cranberry bogs), and there's an easement on his property. Mr. Katowski said the house was moved away from the bordering vegetated wetlands (BVW) and wanted to limit tree clearing beyond the $\frac{1}{10}$ th of an acre on the 1.5-acre parcel. It was also noted that moving the house would result in less of a yard. It was noted that there was an existing well that was not put on the plan; Mr. Katowski noted that it wasn't used for drinking water.

It was reported that Natural Heritage was informed of project changes from the applicant, but they are unable to review before tonight's meeting. For that reason, the hearing will be continued to March 2nd at 7:02 pm.

4. Permitting Fees. Continued discussions and comparisons were made of our fee structure versus other towns.

5. Parking Lot issues. An inventory of the vernal pools in town will be created.

6. Minutes. The minutes from the February 2nd meeting were approved as amended.

7. Next Meetings. The next meetings will be held on March 2nd and 16th at 6:30 pm. The typical meetings schedule (1st and 3rd Tuesdays of each month) is subject to be modified, and will be posted.

The meeting was adjourned at 8:40 pm by a motion from Mr. Matern and seconded by Ms. Leddy with unanimous approval.

Respectfully recorded and submitted by Amy Cronin