

**Plympton Conservation Commission**  
**Minutes of Open Virtual Meeting – June 23, 2021**  
**Held over Zoom Conference Call: [zoom.us/j/8802901353](https://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:** Alexandra Artiano, of West Light Realty and applicant, and Gabriel Padilla, Grady Consulting (165 Palmer Road); Greg Drake Outback Engineering and Michael Chiuppi, QP Construction (both for 122 Main Street)

**1. Call to Order.** Chair, Rick Burnet called the meeting to order at 6:31pm.

**2. NOI Hearing Continuation on 165 Palmer Road.** West Light Development/Grady Consulting, LLC - commercial buildings SE266-0218.

Gabriel Padilla of Grady Consulting presented the project, showing the plans. The 3<sup>rd</sup> party reviewer, John Chessia's report had some issues highlighted regarding stormwater. It was requested that the applicant respond to those issues before the Commission continues review. The hearing will be tentatively continued until July 6 at 6:41 pm.

As background, the NOI Hearing originally scheduled for March 16, 2021, was continued to Tuesday, June 15, 2021, and was continued tonight. The public hearing will be to consider a Notice of Intent, under the Wetlands Protection Act, M.G.L. c 131 §40 and the Town of Plympton Wetlands Protection Bylaw, General Bylaws Chapter 290 (previously Article XXVIII) from West Light Development for the property at 165 Palmer Road, Map 6, Parcel 1 & Lot 3. The NOI is a proposal to construct two 7,500 square feet light manufacturing buildings, with parking lot, landscaping and site grading within the 100 ft buffer zone of a Bordering Vegetated Wetland.

**3. NOI Hearing on 122 Main Street.** QP Construction Inc./Outback Engineering, Inc. for a single-family home SE266-0220.

It was confirmed by the Commission that the abutters were properly notified. Greg Drake of QP engineering presented the proposed project. It was noted that they have a letter from Natural Heritage Foundation that there's no disturbance of wildlife (called a "no-take"). They have moved the house closer to the road to minimize tree clearing. There would be grading within the 100' BVW. The total disturbed area is 15,000 ft<sup>2</sup>. It is proposed to have a regular gravity system septic system, and it will be designed for a four-bedroom house with the garage under. The Commission decided and the applicant agreed that a 3<sup>rd</sup> party reviewer, Art Allen of EcoTec will be needed to review the wetlands and other issues. The only flags are the original wetlands flags. The house will need to be staked and the 100' lines marked before the 3<sup>rd</sup> party evaluation is completed. The hearing will be tentatively continued to July 6<sup>th</sup>.

As background, the hearing was scheduled to consider a Notice of Intent, under the

Wetlands Protection Act, M.G.L. c 131 §40 and the Town of Plympton Wetlands Protection Bylaw, General Bylaws Chapter 290 (previously Article XXVIII) from Michael Chiuppi of QP Construction for the property at 122 Main Street, Map 7, Parcel 1 & Lot 40. The NOI is a proposal to construct a single-family 4-bedroom home and associated amenities within the 100 ft buffer of bordering vegetated wetlands (BVW). The property owner is Michael Cavanaugh of Duxbury, MA.

**4. Ring Road Solar Projects Modification Consideration.** A new set of plans was submitted for both projects' modifications. The modifications were approved unanimously with a roll-call vote.

Rick Burnet: Aye. Linda Leddy: Aye. Amy Cronin: Aye

**5. Cato's Ridge – Ring Road Entrance Dumping.** The Conservation Agent, Brian will enter the trail from Ring Road to see if he sees any dumping.

**6. Center Street Dumping.** It appears landscape and cement refuse are being dumped on a property. We are awaiting advice from Legal Counsel and the Zoning Enforcement Officer.

**7. 138 Center Street Potential Wetlands Disturbance.** It was noted that they have mowed (near the well) and have vehicles parked in the wetlands. A warning letter will be sent, and the order of conditions text will be reiterated. A site walk-through will be scheduled.

**8. Maple Street Disturbance.** A letter was sent asking K&P what we can do.

**9. Building Permit.**

26 Dukes Brook Road for a shed for applicants Caren and Mark Rempelakis. It was approved since there were no wetlands in the project area.

**10. Warrants.** Two warrants were approved:

- \$1,399.25 to Goodrich Lumber for Two Brooks boardwalk lumber
- \$344.63 to Brian Vasa for administrative reimbursements and \$45.00 to Express Newspapers for a legal ad

**11. Parking Lot issues.**

- a. An inventory of the vernal pools in town will be created; add the last few years of annual reports to the website.
- b. Create a checklist of best practices for flood plain management.

**12. Minutes.** The minutes from May 18th and June 15<sup>th</sup> were approved as amended.

**13. Next Meetings.** The next meeting will be held on July 6<sup>th</sup> at 6:30 pm. The typical meetings schedule (1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month) is subject to be modified, and will be posted.

The meeting was adjourned at 7:50 pm by a motion from Ms. Leddy and seconded by Ms. Cronin with unanimous approval.

Respectfully recorded and submitted by Amy Cronin