

Plympton Conservation Commission

Minutes of Open Virtual Meeting – August 3, 2021

Held over Zoom Conference Call: zoom.us/j/8802901353

By Telephone: (646) 558-8656 or (301) 715-8592 or (720) 707-2699

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: Michael Chiuppi of QP Engineering and Greg Drake of Outback Engineering (122 Main); Scott Fanara of Grady Consulting (47 Mayflower Rd); applicants Alexandria Artiano and Buz Artiano of West Light Realty, and Kevin Grady of Grady Consulting (165 Palmer Road); and Kim Davis.

1. **Call to Order.** Chair, Rick Burnet called the meeting to order at 6:33 pm.

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

Kevin Grady of Grady Consulting presented the issues that John Chessia, 3rd party reviewer had highlighted. During the last meeting, the Commission voted unanimously to have the Grady team work with John Chessia to resolve the issues. It was noted that the soils were poorly drained, but Kevin said a waiver would need to be granted for the C and D clay-like soil. There was no direct advice from John Chessia provided. The applicant expressed frustration that Mr. Chessia isn't available to provide opinions. In writing, Mr. Chessia said the Commission would have to decide if a) the maximum feasible compliance has been achieved for the site based on the existing soil conditions, or b) require that there be additional infiltration measures be implemented on the site.

Kevin Grady said the system is overdesigned beyond the states' regs (150% for a 150-year storm). Commissioner Linda Leddy questioned if we could get an annual inspection report; Kevin noted that they have an operations and maintenance report. It could be part of the order of conditions (a report) or a requirement for maintenance of the system.

The Commission voted unanimously to approve the revised plans (dated July 30th) and letter between John Chessia and Kevin Grady of August 4, 2021, as presented. The order of conditions was drafted and approved.

As background, the NOI Hearing originally scheduled for March 16, 2021, was continued to Tuesday, June 15, 2021, then again June 23rd 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 continuation on 47 Mayflower Road - Coll/Grady Consulting, LLC - single family dwelling SE266-0219. Peter Fanara of Grady Consulting presented the project for owner Pierre Coll of Plymouth. The proposed wetlands crossing is currently a dirt road, and that would be retained as a dirt road. Mr. Fanara noted that there would be some fill brought in to raise the driveway. Commissioners expressed concern with mud and our soils in town. With pavement, nothing would slough off into the wetlands, but its also impervious to drainage. It was noted that the color-coding wasn't used per our regulations (for the 25' and 50' and 100' lines). The driveway would be a continuation of the driveway to the Fallis property. A hard copy of the plans will be provided. The hearing will be continued to August 17th at 6:41 pm.

4. NOI Hearing continuation on 122 Main Street - QP Construction Inc./Outback Engineering, Inc. - single family home SE266-0220. The 3rd party reviewer, Art Allen worked with the applicant. Greg Drake of Outback Engineering presented the project. There were concerns expressed with the small amount of upland; there are wetlands and vernal pools. A site visit will be planned for 8 am on Friday, August 5th. The hearing will be continued to August 17th.

5. 138 Center Street Certificate of Compliance. It was noted that there was crushed stone (to the left of the house and behind) versus loam and seeding. Ms. Davis noted that the crushed riverstone was for the retaining wall for the septic so it drains properly. There was discussion that there will be no more mowing out back, it is a no-touch zone. It was voted unanimously to approve the certificate of compliance.

6. Review new Building Permit Applications. The Chair, Rick Burnet signed off on the following building permit applications:

- 28 Oak Street - single family home
- 83 Maple - 30x60 pole barn for solar panels

7. Sign Warrants.

8. Two Brooks. It was noted that one of the lots appears to be draining onto another with some erosion. A letter will be sent asking them to resolve.

9. Cato's Ridge – Ring Road Entrance Dumping. The Conservation Agent, Brian entered the trail from Ring Road and saw no dumping.

10. Center Street Dumping (parcel 11-5-12). It appears landscape and cement refuse are being dumped on a property. The KP Law lawyer wrote a cease-and-desist enforcement order. The Commission asked if there were any wetlands on the property; an RDA needs to be done.

11. 106 Maple Street Disturbance. It is unclear where the wetlands begin on Jeff Johnson's property. Multiple plans showed the wetlands in different places, but the applicant withdrew his application to build a barn. All work has ceased to the Commission's knowledge, so no further action is taken at the time.

12. 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.

13. Minutes. The minutes from the July 6th meeting were approved unanimously as amended with a roll call vote. Rick: Aye, Linda: Aye, Mike: Aye, Amy: Aye

14. Next Meetings. The next meetings will be held on August 17th and September 7th 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 Ms. Leddy and seconded by Mr. Matern with unanimous approval.

Respectfully recorded and submitted by Amy Cronin