

Plympton Conservation Commission
Minutes of Open Virtual Meeting – July 6, 2021
Held over Zoom Conference Call: zoom.us/j/8802901353
By Telephone: (646) 558-8656
Meeting ID: 880 290 1353
Password: 948488

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

Regrets: Linda Leddy

Guests: Gabriel Padilla and Kevin Grady of Grady Consulting and applicant Buz Artiano (165 Palmer Road)

1. Call to Order. Chair, Rick Burnet called the meeting to order at 6:34pm.

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

Gabriel Padilla and Kevin Grady of Grady Consulting presented the project, showing the plans. It was noted that the Planning Board closed the hearing. According to Mr. Grady, on July 2nd, the 3rd party reviewer, John Chessia noted some issues regarding stormwater, the same issues approved by the Planning Board. Mr. Chessia had asked for additional soil testing data (but Grady Engineering noted it was already proven to be poor soil and the maximum mitigation is already in place); the Commission agreed with the soils testing, with the condition that the 3rd party reviewer agrees with the characterization of the applicant's representatives. Other discussions included the disagreement with the 3rd party reviewer recommendation of the v-notch weir; Mr. Grady said the water table is not in the swale. There were other items not completed, and explanation was provided. Other conditions pointed out by the 3rd party reviewer were satisfied.

The Commission noted that there could be a condition to check erosion controls and sediment traps throughout construction; this could be done by an on-site contractor or by Grady Engineering. The Commission noted that sometimes it's just an excavator on site who may not understand the limitations of what can be done.

The Commission voted unanimously to have the Grady team work with the 3rd party reviewer, John Chessia to resolve the issues; they have permission to talk directly with John Chessia. The applicant requested that the Commission have a draft order of conditions to expedite the process that could be voted on during the next meeting; the Commission members agreed. The meeting will be continued to August 3, 2021.

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. At the request of the applicant, this hearing has been continued to August 3, 2021 at 6:42pm.

4. NOI Hearing continuation on 122 Main Street - QP Construction Inc./Outback Engineering, Inc. - single family home SE266-0220. At the request of the applicant, this hearing has been continued to August 3, 2021 at 6:43pm.

5. Community Preservation Committee (CPC): Re-elect a Conservation Commission representative. Rick Burnet agreed to continue his role as the Commission representative for the CPC.

6. 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.

7. 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.

8. 138 Center Street Potential Wetlands Disturbance. It was noted that they have mowed (near the well) close to the wetlands. A warning letter was sent and a site visit was performed by Rick Burnet and Brian Vasa. The owners said that their contracted mower made the mistake of mowing near the well, and they promised that it will not happen again.

9 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.

10. Sign Warrants - None

11. Building Applications - Chair, Rich Burnet signed off on the following building permit applications:

- 53 Ring Road: 12x22 shed
- 219 Brook Road: 35x20 addition
- 200 Center Street (zoning application): 120x60 storage building

12. Minutes. The minutes from the June 23rd meeting were approved as amended with a roll-call vote: Rick Burnet: Aye, Amy Cronin: Aye, Mike Matern: Aye

13. Next Meetings. The next meetings will be held on August 3rd and 17th 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 8:07 pm by a motion from Mr. Matern and seconded by Ms. Cronin with unanimous approval.

Respectfully recorded and submitted by Amy Cronin