

## **Plympton Conservation Commission**

### **Minutes of Open Virtual Meeting – October 19, 2021**

**Held over Zoom Conference Call: [zoom.us/j/8802901353](https://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, Mike Matern and Conservation Agent, Brian Vasa

**Guests:** Michael Chiuppi of QP Construction, Jason Youngquist of Outback Engineering, (122 Main); Brandon Smith and Zachary Farkes of Borrego Solar (61 Upland); and Rebecca Lipton

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

**2. Winnetuxet Dam Safety Inspection Notice.** The Town has to do a Phase I inspection by December 15<sup>th</sup>, submitted by January 15<sup>th</sup> or risk a fine. The dam is listed as a high hazard (not significant hazard). This would not be within our purview and Brian will forward to the Town Administrator with a copy to the Board of Selectmen.

**3. 61 Upland Road Solar Modifications (SE266-0196).** Brandon Smith and Zachary Farkes of Borrego Solar attended to answer questions. Due to ownership legal issues the 6 acres of land in the northeast corner of the property will not be developed. On the western edge of the lot was the mitigation area for box turtles mandated by the State and Plympton, but part of the mitigation area was on land that is “in question”. The Borrego representatives said this fact will be disclosed to the Natural Heritage Foundation. The project will be built in the Summer of 2022, and after construction the mitigation area will be built. The total solar area went from 18 acres to 12 acres. The new plan set was accepted as the new plan of record, and the mitigation area will remain. Ms. Leddy made a motion to accept the plans as submitted, seconded by Ms. Cronin and accepted unanimously.

**4. NOI Hearing Continuation on 122 Main Street – Single-family home within 100’ of BVW and nearby vernal pool (SE266-0220).**

An updated plot plan with the No Disturbance Zone incorporated was submitted by the applicant and was presented by Jason Youngquist of Outback Engineering. Land on the front, side and back (even the uplands) will be protected. The area near the well will be restored. The Commission will have access to the property for future checks.

Commissioner Matern expressed concerns regarding the plan as presented, including the following: enforcement of the conditions; vernal pool; septic system drainage considering elevation and topography; and locating the house near the back of the property.

Commissioner Leddy expressed that by putting the house closer to the road, there’s more contiguous habitat for wildlife (dispersion of animals when they’re not breeding – they prefer uplands). We should also consider the adjacent areas (animals travel ¼ to ½ miles). With the final plan, they can go behind the house and have a contiguous protected area

versus the house in the back where the animals from the vernal pool could only either go to the neighbors' lawns or the road.

Commissioner Matern raised concerns about if the house septic system compromises the vernal pool, the "contiguous" argument is moot.

Commissioner Burnet noted that if the house was moved back, another perc test would need to be done and it would create even more disturbance to the areas.

The motion was made by Ms. Cronin to accept the plan with the conditions and was seconded by Ms. Leddy. A roll call vote of 3-1 was taken: Burnet – yes, Cronin – yes, Leddy – yes, Matern – no.

As background, the NOI Hearing was originally scheduled for June 15, 2021, June 23, 2021, August 3, 2021 and August 17, 2021, September 7, 2021, September 21, 2021 and tonight. The continued public hearing is 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 QP Construction, Inc. for the property at 122 Main Street, Map 7, Parcel 1 & Lot 40. The NOI is a proposal to construct a single-family home and associated amenities within the 100 ft buffer of bordering vegetated wetlands (BVW).

**5. 57 Maple Street Violations.** It was discussed that work needs to begin, starting with getting the chips out by hand-raking, otherwise it will be turned over to the Department of Environmental Protection since the Board isn't equipped to deal with a project of this nature long-term.

**6. Two Brooks Reserve.** Rick reported that clearing will begin soon, and a work party will be scheduled in a couple of weeks.

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

- 0 Lake Street: solar project
- 0 Main Street: solar project
- 28 Oak Street: single family home
- 126 Main Street: deck
- 54 Prospect Road: home addition
- 40 Lake Street: 32x18 shed
- 116 Upland Road: 12x24 shed replacing 12x12 shed

**8. Sign Warrants.** None

**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.
- c. Center Street Dumping. It appears landscape and cement refuse are being dumped on a property. The K&P 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.

**10. Minutes.** The minutes from the September 21<sup>st</sup> meeting was approved with amendments.

**11. Next Meetings.** The next meetings will be held on November 2<sup>nd</sup> and November 16<sup>th</sup> and December 7<sup>th</sup>, 2021 at 6:30 pm. The December 21<sup>st</sup> meeting will not be held. 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 8:30 pm by a motion from Ms. Leddy and seconded by Mr. Matern with unanimous approval.

Respectfully recorded and submitted by Amy Cronin