
Plympton Conservation Commission

Minutes of Open Virtual Meeting – January 18, 2022

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, Linda Leddy, Mike Matern and Conservation Agent, Brian Vasa

Guests: Dave and Vicki Alberti; Ivan and Rebecca Lipton (general interest); Mike Miksch (0 West Street abutter), and Joe Webby of Webby Engineering; Greg Drake of Sun Partners Solar (117 Lake Street)

Luanne Baker and Greg Drake of Sun Partners Solar (117 Lake Street); Paul Louderback and Walter Zaverucha of Merrill Engineers and Brad Holmes of ECR (77 Spring Street).

1. Call to Order. Chair, Rick Burnet called the meeting to order at 6:35 pm.

2. ANRAD Hearing continuation for 117 Lake Street Solar Field - Outback Engineering SE266-0228, Map 2, Parcel 3 & Lot 6. During the hearing for an Abbreviated Notice of Resource Area Delineation (ANRAD), the applicant sought to confirm the applicant’s August 2021 delineation of a Bordering Vegetated Wetland (BVW). The project applicant is Roy Morrison of R & R Renewables. The project was presented by Greg Drake of Outback Engineering. A third-party review was completed by Art Allen of EcoTec resulting in his request of adding 2 more wetland flags to the north, and an amended plan was sent to the Commission and the flags were added. The new solar field is approximately 1 acre.

Suzanne Sakr sent a note that she didn’t get notified of the hearing, and she has noted that she has flooding concerns, and concerns about endangered species. It was noted that notifications would need to be sent for the next stage as well.

The Commission voted unanimously to accept the updated wetlands delineation under B1a in WPA form 4B with a roll-call vote. Rick Burnet: Aye, Linda Leddy: Aye, Amy Cronin: Aye, Mike Matern: Aye.

3. NOI Hearing Continuation for 0 Prospect Road, 72 x 96’ existing barn addition with underground utilities SE266-0227. At the request of the applicant, Mark Derby, this Notice of Intent hearing has been continued to February 1, 2022 at 6:42 pm.

4. NOI Hearing Continuation for 171 Palmer Road Commercial Building SE 266-0224. At the request of the applicant, Goyette/Webby Engineering, this hearing has been continued to February 15, 2022 at 6:43pm.

The NOI Hearing originally scheduled for December 7, 2021, was continued to tonight, and

is further continued to February. The public hearing was 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 Paul Goyette-Pak Real Estate LLC for the property at 171 Palmer Road, Map 6, Parcel 1 & Lot 6. The NOI is a proposal to construct a commercial building with associated stormwater structures, pavement, utilities, and site grading within 100' of Bordering Vegetated Wetlands.

In a memo received today, third-party reviewer, Art Allen of Ecotec noted that the wetlands are not properly delineated. He also noted an active violation consisting of disturbance and clearing of the wetlands from the owner's parcel to his abutting parcel that must be addressed. The memo read in part:

There is an active violation on the south side of the site. An apparently, recently wooded area, in the vicinity of the delineated wetland swale, was recently cleared and graded. The swale appears to have been partially filled in with soil and debris. The site plan shows that this area was wooded at the time the plan was prepared. It appears that the violation area was accessed from the developed commercial portion of 171 Palmer Road. Attached photos depict conditions at the time of my site visit. I recommend that the violation be addressed prior to the project moving forward.

5. NOI Hearing for 0 West Street - Stevens/Webby Engineering – single-family home

SE266-0225. The 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 from Ernest Stevens for the property at 0 West Street, Map 15, Parcel 1 & Lot 4. The NOI is a proposal to construct a single-family dwelling with associated driveway, utilities, well, and site grading with 100 feet of Bordering Vegetated Wetlands. The lot is approximately 40 acres.

Joe Webby presented the project. It was noted that Brad Holmes did the wetlands delineation and the flags are out there. The house and the septic will be staked out and the Commission will schedule a site walk on Tuesday, January 25th. Natural Heritage asked for more detailed plans for the spotted salamander and easter box turtle, and the applicants are working on that. The hearing will be continued to February 1st at 6:44 pm.

6. NOI Hearing for 32 Palmer Road - Gill/Webby Engineering - septic upgrade

SE266-0226. Conduct a public hearing 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 from James Gill for the property at 32 Palmer Road, Map 12, Parcel 1 & Lot 2. The NOI is a proposal to upgrade the septic system to Title V and Plympton health standards with associated grading within 100 feet of a cranberry bog.

Joe Webby presented the project. The proposed septic system is an upgrade from a cesspool and the new system is 50' from the bog and 100 feet from the well, and is designed for a 4-bedroom house. The Commission requested that the vent be moved out of the 50' line. It was noted that it is already disturbed area. The Commission agreed to accept the plans as amended with a roll-call vote. Rick Burnet: Aye, Linda Leddy: Aye, Amy Cronin: Aye,

Mike Matern: Aye.

7. Cushman's Landing Fallen and Dangerous Tree Removal. There will be some trees lifted that have fallen, as well as about 20 trees that are a danger to the house within the BVW, but no machinery (beyond a chainsaw) will be used. The Commission agreed that this is acceptable considering the wind risk. The Plympton Tree Warden marked the trees.

8. 165 Palmer Road Work. It was noted by Tom Millias, Plympton Building Inspector that fill was brought in. This activity violates the Order of Conditions. Brian will write to them to let them know of the violation, noting that there needs to be a site walk by the Commission. It was also noted there are stumps by the road that need to be removed. A stop work order will be sent.

9. Blue-spotted salamander project. Natural Heritage is asking for us to help identify owners of the north side of the Colchester Brook and Winnetuxet River to ask permission to search for the Blue-spotted salamander.

10. Review new Building Permit Applications. There were no new applications.

11. Sign Warrants. None

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.
- 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.
- d. Contact Eversource to check on the protocols regarding cutting trees; this was as a result of tree cutting near 7 Brook Street.

13. Minutes. The minutes from the December 7th and January 4th meetings were approved as amended and written, respectively.

14. Next Meetings. The next meetings will be held on February 1st and February 15th, 2022. 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 7:45 pm by a motion from Mr. Matern and seconded by Ms. Leddy with unanimous approval.

Respectfully recorded and submitted by Amy Cronin