



**Plympton Conservation Commission
Minutes of Open Virtual Meeting – February 21, 2023**

<https://us02web.zoom.us/j/8802901353?pwd=QXVJWmtRdWFHejN0L243R0E1MXhyd09>

By Telephone: (646) 558-8656 Meeting ID: 880 290 1353; Password: 948488

Present: Board Members, Rick Burnet, Linda Leddy, and Mark Derby; and Conservation Agent, Brian Vasa

Absent: Amy Cronin, Mike Matern

Guests: Kevin Corbett of Rewild Renewables (for 0 Main Street Solar), Andrea Langhauser (consultant for Regulations updates), Deb Anderson (interested in Regulations updates)

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

2. **Extension Permit for OOC SE266-0207 - Plympton Main Street Solar** - Kevin Corbett of Rewild Renewables requested a one-year extension to the Order of Conditions due to expire on 4/22/23. He said they were just waiting on the interconnection location.
Motion (Rick): To accept the 1-year extension for the OOC.
Second (Linda)
Voted with roll-call vote: Rick Burnet: Aye, Linda Leddy: Aye, Mark Derby: Aye.

3. **NOI Hearing continuation for 0 West Street - Stevens/Webby Engineering - single-family home SE266-0225.** At the request of the applicant, this hearing has been continued to March 21, 2023 at 6:41pm.

4. **NOI Hearing continuation for 0 Prospect Road - ADGA Realty, LLC/Outback Engineering – single-family home SE266-0230.** At the request of the applicant, this hearing has been continued to March 21, 2023 at 6:43pm.

5. **NOI Hearing continuation for 171 Palmer Road - Goyette/Webby Engineering – commercial building SE266-0224.** The applicant has requested that this hearing be continued to March 21, 2023 at 6:45pm. It was noted that it has been over a year since the last 171 Palmer Road hearing and no new materials have been submitted. The applicant was given the option of withdrawing but chose to continue. The Commission will see if new materials are provided in March, and if not, the Commission may decide not to continue the hearing.

6. **Conservation Commission Regulations.** Consultant, Andrea Langhauser worked on the Conservation Commission Regulations, specifically the buffer zone section, to clarify the Regulations and make them more user-friendly. Andrea has over 30 years of experience

with MassDEP and municipal governments. It was explained that Plympton took a lot of the original Regulations from the Easton Regulations, where Andrea had a lot of experience.

The main goal of updating the Regulations was to improve the standards and importance of the outer buffer zone in Section 19, and how it relates to construction and perpetual activity around the project area. The MACC buffer zone guidebook was used as a resource.

The definitions and setback distances of intermittent streams were updated to reflect the values and importance of each stream type. When working in a buffer zone, an applicant should be looking at alternatives and mitigation for all projects.

The presumptions of significance were updated using the MACC Buffer Zone guidebook: The closer a proposed activity is to the wetlands, the more anticipated disturbance. Closer than 50' from the wetlands may cause harm. Also, the impacts could be not just from the structure, but also the activity zone associated with the structure. Cumulative impacts now incorporate a multiple-zone approach. There is the 50' no-touch zone, then a zone where structures should not be placed, then it states that structures should be as far away from the wetlands as practicable, with alternatives given.

Also, the option for the Commission to ask for a Baseline report was added. It is up to Commission's discretion, so they could decide to never ask for it or ask for it every time.

Stormwater management requirements for homes were added. For example, driveways are sometimes closer to a wetland than the house, so they should be regulating stormwater. Any new house should have stormwater discussed and factored in.

Another change is an update for allowances for work within the 50' if it is previously lawfully disturbed and there is not any increase in impervious area. This would apply to smaller proposals.

For all changes, please refer to the "Wetlands Bylaw Regulations - Proposed Changes February 21, 2023" document.

Motion (Linda): To close the hearing.

Second (Rick)

Voted with roll-call vote: Rick Burnet: Aye, Linda Leddy: Aye, Mark Derby: Aye.

Motion (Linda): To approve the changes and amendments of the Regulations dated February 21, 2023 as written to incorporate into the Plympton Wetlands Bylaw Regulations.

Second (Rick)

Voted with roll-call vote: Rick Burnet: Aye, Linda Leddy: Aye, Mark Derby: Aye.

7. **BOH Regulations.** On 2/14/23, the BOH voted to approve new Regulation changes and maintained requirements for applicants to go through Conservation first.

8. **Two Brooks.** There has been more motorbike activity at Two Brooks. The bikers have been spoken to by various members of the town, but the activity continues.

9. 0 Main Street [21-3-11] Clearing. There have not been any updates in the last two weeks.

10. Angel's Auto update. Brian Vasa went with Andrew Poyant from DEP to look at Brad Holmes' flags and talk to the operator. River Hawk Environmental was just finishing up digging soil borings and would be adding them to the plan with the wetlands shortly.

11. SLT Construction- Spring Street-Carver Line. Brian Vasa went with Andrew Poyant from DEP to look at the wetlands on the Plympton side. It was determined that the wetlands was beyond 100 feet from the current work, but they looked very murky and cloudy, likely due to dust blowing from the construction operations. Mark said they he drove by the site the other day and it looked like a dust storm. Dust blowing into a wetland is considered to be filling a wetland.

12. Review new Building Permit Applications. The following building application was signed off between the 02/07/23 and 2/21/23 meetings:

- None

13. Sign Warrants. A warrant was submitted on 2/13/23 for \$3040.00 for Andrea Langhauser for work on the Regulations, and Express Newspapers for \$90.00 for 2 ads (55 Elm ANRAD and Regulations update)

14. 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 floodplain management.

15. Minutes. The February 7th minutes were approved as written.

Motion (Linda): To approve the minutes from the January 3rd meeting as amended.

Second (Rick)

Voted with roll-call vote: Rick Burnet: Aye, Linda Leddy: Aye, Mark Derby: Aye.

16. Next Meetings. The next meetings will be held on March 7th, and 21st, 2023. 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 7:50pm by a motion from Ms. Leddy and seconded by Mr.

Burnet and voted unanimously with a roll-call vote: Rick Burnet: Aye, Linda Leddy: Aye, and Mark Derby: Aye.

Respectfully recorded and submitted by Brian Vasa