



Plympton Conservation Commission
Minutes of Open Virtual Meeting – March 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, Amy Cronin, Mark Derby, Linda Leddy, and Conservation Agent, Brian Vasa

Absent: Rick Burnet and Mike Matern

Guests: Ken Thompson property owner, Donald Nagle representing an abutter Mark Eubanks, and Brad Holmes from ECR (55 Crescent Street); Benjamin Arthur and Stephen Kelly from Sunrun (26 Granville Baker).

1. **Call to Order.** Acting Chair, Linda Leddy called the Open meeting to order at 6:33 pm.
2. **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 April 26, 2023 at 6:41pm.
3. **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 June 6, 2023 at 6:43pm.
4. **NOI Hearing continuation for 171 Palmer Road - Goyette/Webby Engineering – commercial building SE266-0224.** At the request of the applicant, this hearing has been continued to April 26, 2023 at 6:43pm. It was noted during the last meeting that it has been over a year since the last 171 Palmer Road hearing and no new materials have been submitted. The applicant requested that Art Allen, third-party reviewer continue to review the project with their project engineers.
5. **ANRAD Hearing continuation for 55 Elm Street - McClellan/Goddard Consulting SE266-0232.** At the request of the applicant, this hearing has been continued to April 4, 2023 at 6:46pm.
6. **NOI Hearing for 55 Crescent Street - Thompson/Gardner/Webby Engineering/Environmental Consulting & Restoration - single-family home SE266-0233.** Brian Vasa read the newspaper ad for the hearing. Brad Holmes presented the project. For the previous NOI, third-party reviewer, Art Allen of EcoTec had made some adjustments to the bordering vegetative wetlands; They have submitted to Natural Heritage. A portion of the project is in the inner 50' buffer zone with a mitigation plan in place. It is proposed that the leeching field will be on the neighboring property. It appears most of the project is between the 50' and 100' border from the wetlands; a stone wall is proposed to mark the 50' line behind the house, and the wall will be just inside the 50' line to allow for enough lawn to access the back of the house. Donald Nagle noted that almost the exact same project was rejected in the past, with the only difference being the mitigation plan of 11,000 ft² which is within the inner 50' buffer zone. Mr. Nagle also noted that under the new Regulations, it addresses slopes greater than 5%, and he believed that it was a 12% slope from the road requiring the inner buffer zone restrictions to be extended. Ken Thompson

stated that he believed that the slope is under 5% from the front of the proposed house to the wetlands. Commissioner Derby noted that the project is under the new Regulations and must comply with the stormwater regulations. Art Allen will review the new application package and his comments will be forwarded to Brad Holmes. At the request of the applicant, this hearing has been continued to April 26, 2023 at 6:47 pm.

7. **Request for Determination of Applicability (RDA) Hearing for 26 Granville Baker Way - Springer/Sunrun - 40-panel ground-mounted solar.** It was noted that for this item, Linda stepped down as Acting Chair and was replaced by Mark Derby. Benjamin Arthur with Sunrun presented the project. He noted that it's within the 100' buffer zone (the pilings driven into the ground and the panels), but the trenching will be outside the buffer zone entirely. The project could be moved, but aesthetically and financially, this is the only place that works, according to the applicant's rep. It was noted that the wetlands were delineated in June 2022. The Commission determined that a third party to confirm the wetlands delineation is necessary, with the applicant putting forth the funds for the review. A proposal will be submitted to the applicant.
8. **Angel's Auto update.** Brian Vasa went by the property and many cars had been removed. He noted that the pond is confirmed to be a vernal pool, filled with frog eggs. They are continuing the site clean-up.
9. **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 are 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.
10. **Review new Building Permit Applications.** The following building application was signed off between the 02/21/23 and 3/21/23 meetings:

None

13. **Sign Warrants.** None

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 21st minutes were approved as amended.

Motion (Linda): To approve the minutes from the February 21st meeting as amended.

Second (Amy)

Voted with roll-call vote: Linda Leddy: Aye, Mark Derby: Aye, Amy Cronin: Aye.

16. **Next Meetings.** The next meetings will be held on April 4th and April 26th, 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 7:55 pm by a motion from Mr. Derby and seconded by Ms.

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

Respectfully recorded and submitted by Amy Cronin