**Plympton Conservation Commission**

**Minutes of Open Virtual Meeting – August 1, 2023**

[**https://us02web.zoom.us/j/8802901353**](https://us02web.zoom.us/j/8802901353)

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

**Present:** Board Members, Rick Burnet, Amy Cronin, Tim Ferraro, Linda Leddy, Mike Matern, and Conservation Agent, Brian Vasa

**Guests:** Adam Brodsky of Drohan Tocchio & Morgan PC (55 Crescent Street); Brad Holmes of Environmental Consulting & Restoration LLC, (55 Crescent Street); Joe Webby of Webby Engineering (55 Crescent); Ken Thompson (55 Crescent applicant); Donald Nagle (representing 55 Crescent abutter); Jessica and Arthur Kinsman (55 Crescent abutters).

1. **Call to Order.**  Chair, Rick Burnet called the meeting to order at 6:31 pm.
2. **Notice of Intent (NOI) Hearing continuation for 0 Maple Street - D’Angelo/Webby Engineering - single-family home SE266-0229.** At the request of the applicant, this hearing will be continued to September 5, 2023 at 6:40 pm.
3. **NOI Hearing for 55 Crescent Street - Thompson/Gardner/Webby Engineering/Environmental Consulting & Restoration - single-family home SE266-0233.** Adam Brodsky and Brad Holmes presented for the applicants, Ken Thompson and Geri Gardner.

The applicant submitted an updated plan and wetland replacement narrative to the Commission on July 25th. The Commission’s consultant, Andrea Langhauser reviewed the new submittal and sent her updated report on July 31st. The applicant’s representatives noted that they have not had a chance to respond to third-party reviewer, Ms. Langhauser’s report. A replacement (replication) plan was presented (2:1 ratio). The location of the replacement was questioned by Mr. Burnet – why it was proposed along the Bordering Vegetated Wetlands (BVW). They noted they could do an Isolated Vegetated Wetland (IVW), but might require more excavation. Ms. Leddy complimented Mr. Holmes’ report. She noted that, as confirmed by Mr. Holmes’ report, the IVW is functioning and has significance in the following wetland values: storm damage prevention, erosion and sedimentation control, water quality, wildlife habitat, and prevention of pollution. According to DEP, replacements are an uncertain science at best, and they are wary of replacements to meet the goals of the WPA. They say that the replacement of wetlands should only be considered for unavoidable losses that cannot practicably be reduced by redesign of the project. Ms. Leddy said that the townspeople are concerned about the water supply and quality in town. Mr. Matern said he initially believed this to be the best of the plans presented for this project, as he was more concerned with protecting the BVW toward the back of the property, but he was unsure of the science behind filling a wetland and replication. Mr. Brodsky said he has been a part of projects that have successfully replaced wetlands in the past.

The backyard would be in the outer buffer of the BVW at 65 feet, and the proposed garage would be located within the 100’ buffer zone.

Mr. Nagle, representing abutter Dr. Eubanks, asked to see Andrea Langhauser’s report; it was forwarded to him during the meeting. He noted the Town Bylaw does not differentiate between the protections of a BVW and an IVW. He reiterated that replacement is rarely successful, according to the DEP, noting it is not even in kind (IVW versus BVW) replacement. He also noted that it is unclear whether the replacement area is 2:1 since part of the replacement area only proposes invasive management. In addition, there is no stormwater plan. He noted that this is a tight site and they have struggled to make it work.

Abutter, Ms. Kinsman expressed concerns that after building has increased over the last 18 years, they have been having water issues and needed a well replacement. She expressed concern for the precedent set if wetlands are allowed to be filled. She noted she is not against development, but her concern is when they do not meet the requirements of the WPA of Town Bylaw. A continuance was requested to September 5th at 6:40 to allow everyone time to review Ms. Langhauer’s comments.

1. **Eversource Tree Cutting – Churchill Park, Old Plympton Cotton Factory.** Along the power lines, they will be cutting 2 ash trees near Churchill Park and around 8 dead trees around the Winnetuxet watering hole. Brian was authorized to sign indicating approval.
2. **BOH Request – 55 Elm Street**. The BOH formally requested that the Commission ascertain whether the site plan dated 6/3/20 had accurate wetland locations. It was determined that the wetland locations on that plan were not accurate.

The 3/21/23 site plan (incorrectly dated 3/21/22 on the plan) includes the most current, accurate wetlands delineated by Art Allen of EcoTec Inc. in February 2023 and detailed in his report dated 3/1/23. This set was submitted to the Commission on 3/23/23 through the Abbreviated Notice of Resource Area Delineation (ANRAD) process. This was confirmed by the Commission as the most recent, accurate wetland locations and the official plan of record.

1. **Review new Building Permit Applications.** The following building applications were signed off between the 6/27/23 and 8/1/23 meetings:

* 7/18/23: 24 Dukes Brook Road - 18x26’ in-ground pool
* 8/1/23: 53 Pleasant Street - 30x36’ barn
* 8/1/23: 221 Main Street - 18x24’ house addition
* 8/1/23: 10 Heathers Path - replacing a deck with house addition

**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 floodplain management.

**10. Minutes.** The June 27, 2023 minutes were approved as written.

Motion (Linda): To approve the minutes from the June 27th meeting as written.

Second (Mike)

Voted with roll-call vote: Rick Burnet: Aye, Amy Cronin: Aye, Tim Ferraro: Aye, Linda Leddy: Aye, Mike Matern: Aye.

**11. Next Meeting.** The next meeting will be held on August 15, 2023 and September 5, 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 7:51 pm by a motion from Mr. Ferraro and seconded by Ms. Leddy and voted unanimously with a roll-call vote: Rick Burnet: Aye, Amy Cronin: Aye, Tim Ferraro: Aye, Linda Leddy: Aye, and Mike Matern: Aye.

Respectfully recorded and submitted by Amy Cronin