**Plympton Conservation Commission**

**Minutes of Open Virtual Meeting – August 15, 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, Amy Cronin, Tim Ferraro, Linda Leddy, Mike Matern, and Conservation Agent, Brian Vasa

**Absent:** Rick Burnet

**Guests:** Paul Seaberg from Grady Consulting (106 County Rd); Paul Goyette (171 Palmer Rd)

1. **Call to Order.**  Acting Chair, Linda Leddy called the meeting to order at 6:32 pm.
2. **Notice of Intent (NOI) Hearing continuation for 171 Palmer Road - Goyette/Webby Engineering - commercial building, SE266-0224**. The Applicant's wetland scientist, Michele Grenier, submitted a report on 8/8/23 with test pit information, with a request to approve the project and issue an Order of Conditions. The Commission will ask third-party expert, Art Allen of EcoTec, to review the report and comment. It has been roughly 20 months since the hearing was opened, and Ms. Grenier’s report was the first documentation the Applicant has provided to counter Art Allen’s initial report from January 2022. It was noted by the Acting Chair that this project’s submission is the longest-standing hearing, and there has been limited information submitted, so she requested that the Applicant keeps the hearing progressing. The hearing will be continued until September 19, 2023 at 6:40 pm.
3. **NOI Hearing continuation for 0 West Street - Stevens/Webby Engineering - single-family home, SE266-0225.** The Applicant has withdrawn this NOI application since the property was bought by the MA Department of Fish and Game. MassWildlife will be conserving this land as a wildlife management area. The property is 42 acres.

Motion (Amy): To accept the withdrawal of the NOI application for 0 West Street.

Second (Mike)

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

1. **NOI Hearing for 106 County Road - B2B-SP1/Grady Consulting - storage units, SE266-0235.** The project was presented by Paul Seaberg of Grady Engineering. There are currently 8 storage buildings.The applicant proposes to install 46 Janus International steel storage containers resting on a crushed stone area in the rear of the site. Mr. Seaberg was not able to tell the Commission what is allowed in the containers and will provide the Commission with the policies regarding what can be stored.

It was presented that the proposed storage unit area is located within the 100’ buffer zone and is approximately 4,005 ft2 and a proposed crushed stone area located within the 100’ buffer zone is approximately 5,513 ft2. It is reported that all the proposed work is located outside of the 50’ no alteration zone. The wetlands were delineated on May 16, 2023. Seventy-five percent of the project is within the 100’ buffer zone (in the outer 50’). Mr. Seaberg mentioned that the stormwater would flow off the buildings to the crushed stone; a basic stormwater resolution system. No trees are proposed to be taken down. A slope plan was submitted showing 3.0%, 4.8%, and 6% slopes down to the wetlands. The Commission requested a third-party peer-review consultant for stormwater. Mr. Seaberg noted that the Planning Board will likely require a consultant and asked if the two boards could coordinate. The Commission agreed to wait until the Planning Board hires a consultant. A site visit will also be planned after hearing from the Planning Board. The hearing will be continued to September 19th, 2023 at 6:40 pm.

1. **Policy regarding inactive open hearings.** The Commission agreed on the following policy: If a hearing has been opened for a year without any follow-up submittals, the Commission will remind the Applicant to submit new materials by the next meeting or the project will be denied for lack of information. Alternatively, the Applicant can withdraw their application and resubmit when they are ready.
2. **Review new Building Permit Applications.** The following building applications were signed off between the 8/1/23 and 8/15/23 meetings:
* None

**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 August 1, 2023 minutes were approved as written.

Motion (Linda): To approve the minutes from the August 1st meeting as written.

Second (Tim)

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

**11. Next Meeting.** The next meetings will be held on September 5, 2023 and September 19, 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 7:20 pm by a motion from Mr. Ferraro and seconded by Mr. Matern and was voted unanimously with a roll-call vote: Amy Cronin: Aye, Tim Ferraro: Aye, Linda Leddy: Aye, and Mike Matern: Aye.

Respectfully recorded and submitted by Amy Cronin