



## **Plympton Conservation Commission**

**Minutes of Open Virtual Meeting – May 16, 2023** <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, Linda Leddy, Mike Matern, and Conservation Agent, Brian Vasa

**Guests:** Future Conservation Commissioner, Tim Ferraro; Andrea Langhauser of ADL Consulting working with the Commission; Adam Brodsky of Drohan Tocchio & Morgan PC, Brad Holmes of Environmental Consulting & Restoration LLC, Joe Webby of Webby Engineering (55 Crescent Street and 0 Maple Street); Ken Thompson (55 Crescent applicant); Paul D' Angelo (0 Maple applicant); Melissa Toffoloni (0 Maple abutter); Jessica and Arthur Kinsman (55 Crescent abutters) and Russell and Kathy Kiersted (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 171 Palmer Road - Goyette/Webby Engineering – commercial building SE266-0224.** Joe Webby was present to answer questions. This hearing was opened in November 2021 and the wetlands delineation was incomplete at that time. With a new wetlands scientist delineating the wetlands, the Commission's third-party reviewer, Art Allen disagreed with the applicant's wetlands delineation, as he found hydric soils in the center of the proposed building site. It was noted that the applicant has not provided a report with documentation in response to Art's report. Joe Webby noted that the meeting with the applicant and third-party reviewer occurred on May 10th, and Joe Webby requested more time. The Commissioners requested a report from the applicant with adequate documentation to back up their conclusions. A continuance was requested for August 15, 2023 at 6:40pm.
- 3. NOI Hearing continuation for 0 Maple Street - D'Angelo/Webby Engineering - single-family home SE266-0229.** Adam Brodsky and Brad Holmes presented for the applicant, Paul D'Angelo III. There was discussion about the width of the proposed driveway of 16 feet total disturbance (including some prior disturbance of a cart path that was 8 feet). The driveway is proposed practically right up against the vernal pool's high water mark. According to Brad Holmes, the other alternative is to have the driveway right through the bordering vegetated wetland. It was noted that egg masses were observed on-site indicating a certifiable vernal pool and that a wildlife habitat evaluation should be done in accordance with the Bylaw. A stormwater evaluation should be done on any proposed home for roof runoff. Attorney Brodsky noted that the team would respond to all Ms. Langhauser's concerns outlined in her memo. It was noted that the last site visit was May 11, 2022, and another upcoming site visit was proposed for the Commission to review the property. The property needs to be further flagged on the buffer setback lines, and then parties are expected to reach out by June 15<sup>th</sup> to set it up. A continuance was requested for the June 27<sup>th</sup> meeting at 6:40 pm.
- 4. 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 applicant, Ken Thompson. As background, another version of this project was denied in 2022, and this is a new plan with a smaller proposed single-family dwelling. The slope (up to 9%) will increase the No Alteration Zone to 65', and some of the project would fall within that area. Adam Brodsky said the location could not really be changed due to zoning laws, and the size of the dwelling impacts if it is an economically viable project. There were concerns expressed about the yard expanding once the home is sold. Since the site is considered to be previously disturbed, and there cannot be an increase in the impervious area within the inner buffer zone, Ms. Langhauser noted that the deck and balcony are not impervious and that the foundation could be moved a bit outside of the 65' to protect the groundwater. Chair Rick Burnet asked how other towns have dealt with allowing Isolated Vegetated Wetlands to be filled, to which Attorney Brodsky said that towns deal with them in various ways, including allowing filling when mitigation is proposed. Attorney Brodsky noted that the team would respond to Ms. Langhauser's concerns outlined in her memo. Attorney Don Nagle representing an abutter sent a comment that was read into the record opposing the project. A continuance was requested for the June 27<sup>th</sup> meeting at 6:40 pm.

- 5. Request for Determination of Applicability (RDA) Hearing for 26 Granville Baker Way - Springer/Sunrun - 40-panel ground-mounted solar.** The applicant has withdrawn this RDA application.

Motion (Amy): To accept the withdrawal of the RDA application.

Second (Linda)

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

- 6. Review new Building Permit Applications.** The following building application was signed off between the 04/26/23 and 5/16/23 meetings:

- 24 Palmer Road: 30x30' pole barn

- 7. Angels Auto.** They are continuing to make progress with moving vehicles away from the vernal pool. Rick Burnet and Brian Vasa did a walk-through. They will be seeking in the future to submit an NOI for a solar canopy.

- 8. Sign Warrants.** No warrants were signed.

- 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 May 2, 2023 minutes were approved as written.

Motion (Linda): To approve the minutes from the May 2nd meeting as written.

Second (Amy)

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

- 11. Next Meetings.** The next meetings will be held on June 6, June 27<sup>th</sup> and July 27<sup>th</sup>, 2023. The typical meetings schedule (1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month) is subject to be modified and will be posted.

The meeting was adjourned at 8:35 pm by a motion from Ms Leddy and seconded by Mr.

Matern and voted unanimously with a roll-call vote: Rick Burnet: Aye, Amy Cronin: Aye, Linda Leddy: Aye, and Mike Matern: Aye.

Respectfully recorded and submitted by Amy Cronin