

Plympton Conservation Commission
Minutes of Open Virtual Meeting – December 1, 2020
Held over Zoom Conference Call: zoom.us/j/8802901353
By Telephone: +1 646 558 8656
Meeting ID: 880 290 1353
Password: 948488

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

Guests: Matt Swansburg, Carli Shroyer, Sami Aslam and Dean Smith of Borrego Solar; Dan Orwig of Orwig Associates (Maple Street); John Gray (Maple Street abutter), Kristin Fichtenmayer, Nathaniel Stevens of McGregor and Legere P.C. (Maple Street), Scott Fanara of Grady Consulting (Prospect Street), and Michele LLandes (abutter spokesperson for 399 Main Street).

1. Call to Order. Mr. Burnet called the meeting to order at 6:35 pm and read the suggested statement to be made by the Chair of a public body at the start of any public meeting conducted “virtually”, prepared by KP Law:

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Plympton Conservation Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.”

2. Extension Permit for Order of Conditions - 19 Main Street - SE266- 0185. It has been years since the Conservation Commission has walked the property. There were questions if the property has changed affecting the wetlands. It was requested that Mr. Penney come in to discuss the project plans and any changes.

3. Notice of Intent (NOI) Hearing continuation on 0 Maple Street - house construction. It was noted that Commissioner Mike Matern, an abutter on this project, recused himself from voting on this issue, and spoke as a member of the public regarding the project.

The NOI Hearing was originally scheduled for September 17, 2019, October 8, 2019, November 5, 2019, January 7, 2020, and April 21, 2020 and is continued to be heard tonight.

The NOI is being considered under the Town of Plympton Wetlands Municipal Bylaw Section XXVIII from Gregory S. Black for the property at 0 Maple Street, Map 6, Parcel & Lot numbers 2-3a. The NOI is a proposal to construct a single-family 3-bedroom residence with driveway, septic system, lawn area and utilities with wetland enhancements.

Dan Orwig provided a summary of the project. On the lot, there are 6.98 acres, of which

5.095 of those acres are wetlands. A bridge will be created over a section of the wetland area. There will be a turtle nesting area incorporated onto the site. The Commission's third-party expert, Art Allen of EcoTec verified and flagged the vernal pool in a report dated April 3, 2020. There were several questions about the septic system, and it was noted that the plans are for a standard septic system. It was also questioned if the proposed house plans include a basement; Mr. Orwig was unsure but will check. It was noted that some of the abutters didn't get notice until today. The hearing will be continued to the next meeting on December 15th at 7:00pm.

4. NOI Hearing continuation on 399 Main Street - SE266-0208 – ground-mounted solar project.

The NOI Hearing was originally scheduled for October 22, 2019, February 4, 2020, April 7, 2020, and April 21, 2020, and is continued to be heard tonight.

The NOI is being considered under the Wetlands Protection Act, M.G.L. c 131 §40 and the Town of Plympton Wetlands Municipal Bylaw Section XXVIII from Plympton Main Street Solar, LLC for the property at 399 Main Street, Map 24, Parcel 3 & Lot number 1. The NOI is a proposal to construct a ground-mounted solar photovoltaic array.

Dean Smith presented the project. He noted that abutter notices were sent as a courtesy. Mr. Smith noted that changes had been made to the project to reduce the amount of area within the fence away from the wetlands, at the suggestion of Commission third-party expert, Art Allen of EcoTec. It was noted by a Commissioner that the pad was over the septic system; Mr. Smith was aware of this and noted it would be moved. There were concerns about the stormwater issues. Mr. Smith said there would be "minimal" tree clearing.

On behalf of abutter, Mr. McDermott, Michele Llandes noted that there are buildings on the property that are not included on this map. Mr. Smith acknowledged that fact, and said the maps were from GIS. Kristin Fichtenmayer asked if the Commission will be reviewing modified plans; Mr. Smith said yes, at the Commission and Planning Board meetings. The hearing will be continued to January 5, 2021 at 7:01 pm.

5. NOI Hearing on 0 Prospect Road (Lot 3) - SE266-0216 - house construction.

The NOI is being considered under the Wetlands Protection Act, M.G.L. c 131 §40 and the Town of Plympton Wetlands Municipal Bylaw Section XXVIII from Scott Curley for the property at 0 Prospect Road (Lot 3), Map 23, Parcel 2 & Lot Number 6B (Lot 3).

The NOI is a proposal to construct a Single-Family Dwelling with associated utilities, driveway, and site grading within 100 ft of a Bordering Vegetated Wetland (BVW).

Scott Fanara from Grady Consulting presented the project. A well would be 50' from the wetlands, and is said to be properly sited from abutters' septic systems. The Commission noted that the driveway to the abutting property (Lot 2) is flip-flopped on the map. It was questioned if the driveway grading will be a problem (due to a dip). Mr. Fanara will double-check as they are involved in both projects. They are clearing just enough trees for the project. Mr. Fanara confirmed the notifications went out to abutters. It was

unanimously approved to accept the drawings and issue an Order of Conditions. Silt fencing will be put up, and notifications to the Commission will be made for a site walk along with other standard conditions.

6. Warrants. A warrant was processed and approved for \$2484.00 for 2 newspaper ads (\$42 each) and payment to Lucas Environmental for \$2400.

7. Building Permits. Chair, Rick Burnet signed off on the following permits prior to the meeting that were not within the jurisdiction of the Commission:

- 27 Pleasant Street for a storage building/barn
- 31 West Street for a single-family home

8. Parking Lot issues. An inventory of the vernal pools in town will be created.

9. Minutes. The minutes from the November 10, 2020 meeting were approved as amended.

10. Next Meetings. The next scheduled meeting will be held on December 15th and January 5th at 6:30 pm. 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 8:35 pm by a motion from Ms. Leddy and seconded by Mr. Matern with unanimous approval.

Respectfully recorded and submitted by Amy Cronin