

Department of Planning and Community Development

1 JFK Memorial Dr.
Braintree, MA 02184
781 794-8230



Mayor Joseph C. Sullivan

Braintree Conservation Commission

Patrick Flynn, Chair

Donald Murphy, Vice-Chair

Kevin Bears

Heather Charles Lis

Diane Francis

Gail Poliner-Feldman

Alan Weinberg

Staff: Kelly Phelan

CONSERVATION COMMISSION MINUTES THURSDAY, APRIL 7, 2016 7PM TOWN HALL- JOHNSON CHAMBERS

Present: Patrick Flynn, Chair; Kevin Bears, Heather Charles Lis, Gail Feldman Diane Francis Alan Weinberg & Kelly Phelan, Staff

Absent: Donald (Gus) Murphy, Vice Chair

Public Hearings

APPROVED

Notice of Intent

8-637 39 Hayward St./McGourty Realty Series, LLC

Brian McGourty was present with his engineer, Nate Cheal from Tetra Tech.

Staff said a question arose at the site visit back in December regarding the Stormceptor water quality treatment unit as it appeared that it had not been installed. Mr. Cheal verified that a different brand of treatment unit had been installed.

Mr. Cheal said he had been involved in the original work on the project several years ago. He observed the CDS treatment unit in place. He said it has an open grate instead of a solid cover. He verified with the manufacturer that the open grate won't have an adverse impact. He said they are sized based on impervious area rather than how the water gets into the unit. He stated that in his professional opinion it is an adequate substitution.

The other issue which had to be resolved is the approximately 600 square foot area wetland area which was filled. The applicant had proposed replication the wetland where it had been filled but because that is up against one of the buildings it is not a good location. Staff and Mr. Bears did a site visit with applicant and the wetland scientist to look at alternative locations. They all found that there was not a hydrologic connection to the wetland on the abutting property. In lieu of replication the possibility of contributing the cost of replication to the conservation fund was raised during the site visit. A list of task and costs associated with wetland replication for a 1200 square foot area was provided.

Ms. Charles Lis said it was an unusual situation. She doesn't see that it is permissible under the regulations to allow monetary compensation in lieu of replication. She said the regulations allow loss of up to 500 square feet. She wondered if there are other options such as getting permission from the adjacent land owner.

Mr. Weinberg said there may be potential to add to the wetlands behind Ross School.

Mr. McGourty said he can't replicate on his property because his neighbor moved their wetlands. He said his wetland would no longer be there anyway because the neighbor moved the connection.

Mr. Flynn suggested Mr. McGourty contribute to educational efforts on wetlands and resource areas.

Ms. Charles Lis said strictly based on the regulations he has to replicate. She does not see a way around that.

Ms. Feldman said we should set up a system of projects to which people can contribute.

Mr. Weinberg suggested Mr. McGourty could replicate on another one of his properties such as Garden Park. Mr. McGourty said it was owned separately.

Mr. Bears noted the Commission had recently approved a constructed wetland at Mill Lane. He said Mr. McGourty could do something similar on his property. Mr. Flynn said there could be value in a wetland even if it is not connected to the larger wetland. The other members agreed that Mr. McGourty should have his wetland scientist prepare a replication plan for this site.

Ms. Charles Lis asked about the stormwater standards and if any consideration had been given to infiltration on the site. Mr. Cheal said that groundwater is within 2 feet of the surface in many areas of the site so they couldn't achieve the two foot separation required. He said the original project removed impervious area and increased open space which would increase infiltration. Ms. Charles Lis asked about directing roof runoff to an infiltration trench. Mr. Cheal said they would still have the groundwater issue.

Motion by Mr. Weinberg, second by Ms. Charles Lis to continue the hearing to May 5th meeting for draft conditions (provided the wetland replication plan is received). Vote: 6-0.

Other Business

Smelt Brook at Greenbush Station

Mr. Bears suggested the Commission consider asking for an easement over land owned by National Grid near Smelt Brook behind the Greenbush Station. He said the sumac covers the view of the brook and the area has become a drinking spot with a lot of trash. He suggested a spur off of the existing walkways could be created to lead to the spot and open up views to the brook.

Ms. Feldman says it belongs to a company and unless we can get an easement it shouldn't be used. Mr. Bears said we can ask for an easement.

Motion by Mr. Weinberg, second by Ms. Francis, to table the discussion. Vote: 6-0.

Open Space Plan Update

The latest version of the draft activity schedule was discussed. The details of the first few months have been worked out. The first event is a walk on April 23rd from Smith Beach to the Weymouth canoe launch followed by pizza in the park.

Other

Mr. Weinberg noted that he had been a judge for the Braintree High School Science Fair earlier in the day. He encouraged the other members to sign up to sign up as judges in the future.

Approval of Minutes – March 3, 2016

Motion by Mr. Bears, second by Ms. Francis, to approve the March 3rd minutes as amended. Vote: 6-0.

Adjourn

Motion by Mr. Weinberg, second by Mr. Bears, to adjourn the meeting at 8:06 pm. Vote: 6-0.