

Department of Planning and Community Development

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Mayor Joseph C. Sullivan

Braintree Conservation Commission
Patrick Flynn, Chair
Donald Murphy, Vice-Chair
Diane Francis
Matthew Hobin
Daniel J. McMorrow, Jr.
Gail Poliner-Feldman
Alan Weinberg

Staff Kelly Phelan

**CONSERVATION COMMISSION
MEETING MINUTES
THURSDAY, FEBRUARY 17, 2011**

APPROVED

Members Present: Gus Murphy, Vice Chair
Gail Feldman
Diane Francis
Alan Weinberg

Staff: Kelly Phelan

Public Hearings

Notice of Intent DEP File # 8-606 Sun Valley Estates

Documents: Notice of Intent Package for Sun Valley Estates Dated: January 24, 2011

Jim Decelle from Decelle-Burke Associates was present with Anthony LaPuma from the Sun Valley Homeowner's Association. Mr. Decelle said that Sun Valley is an 11 lot subdivision with a common driveway off of Liberty St. He said there has been litigation and aggravation due to poor construction and they would like to fix the problems.

Mr. Decelle continued that there is an existing driveway against Lot 19 which is not within the access easement. They propose to relocate the driveway to be within the easement and to do this need to install a retaining wall and interceptor drain which would tie into a catch basin.

At Lot 13 there is a failing retaining wall which they would like to repair. They also propose adding a cape cod berm around the pavement to direct runoff to rip rap swale which would drain to the wetland.

They also propose to widen the common driveway to allow parking for twelve vehicles along the sides.

Mr. Weinberg asked about the size of the driveway expansion. Mr. Decelle said it would add 18 feet for a length of 120 feet [960 square feet].

Ms. Feldman asked for clarification of wetland location and work locations on the plan. Mr. Decelle pointed out these areas.

Mr. Murphy asked if the new drainage swale goes into the wetland. Mr. Decelle said it did and discussion ensued on the wetland line. Mr. Decelle said it was taken from an old plan from 1996. Staff said the wetland line is not accurate, based on her site visits in the past the wetland is at the base of the retaining wall. Staff said an updated wetland delineation should be shown on the plan and impact to wetland calculated.

Mr. Weinberg said there were a number of issues in the staff report which should be addressed.

Mr. Murphy said the applicant should clear up the outstanding issues and come back. Ms. Feldman asked how long they would need. Mr. Decelle said a month.

Motion by Mr. Weinberg, second by Ms. Francis, to continue the hearing to March 24th. Vote: 4-0.

Request for Determination of Applicability 2-10 Commercial St./S& H Family Realty Trust

Documents: Additional Information for Request for Determination of Applicability , Proposed Building Renovation 6-10 Commercial St.

Brian Donahoe from Goldman Environmental Group was present with Brian Donahue, the project architect, and Mr. Saras owner of the Landing Pub.

Mr. Donahoe explained that a diversion of Smelt Brook runs under the pub and he was retained to provide background and documentation to the Commission. He said they made changes to the plan and provided structurally engineered drawings.

Mr. Donahoe presented the area plan and said that Smelt Brook was relocated in 1975 as part of a flood control project. Most of the flow from the brook was directed to a 96 inch culvert through Landing to the Fore River. However, the old channel was left in place and a fish gate installed to allow seasonal flow to the old channel during smelt spawning season (March to May). The old channel has a 60 inch diameter pipe partially embedded with stone and connects to a 3 foot tall by 7 foot wide box culvert under Brookside Rd and Commercial St. The channel under the building is not within this culvert. Rather, the exterior wall of the building contains the channel on one side and the other side is an embankment under the building.

In high tide, the smelt come up to the channel from the Fore River to spawn in freshwater. The 2 foot by four foot fish gate is opened to allow flow to the channel during the spring.

The previous plan proposed a concrete footing for the building within the channel. The revised plan eliminates this by putting the footing out of the channel and using longer beams to span the distance between the exterior wall and the footing. Therefore, the revised plan has no impact to bank and maintains the existing channel.

Mr. Donahoe continued and explained the construction process. Work will be done when there is no flow through the channel. The floor of the pub will be removed, allowing access. They will verify the condition of the exterior granite block wall and add haybales in case of stormwater flow through the channel. They will also coordinate with the Town and Pond Meadow rangers to remove debris from the channel. He said there is a lot of road sand in the channel and once it is more accessible the Town's jet vacuum can be used to get it out of there.

Mr. Murphy asked if they will use silt fence with the haybales. Mr. Donahoe said they will and will remove them before the floor is finished.

Ms. Feldman asked what will prevent future sedimentation of the channel. Mr. Donahoe said the work the Town is doing for the PWED grant includes an access hatch in Brookside Rd. to allow it to be cleaned out. Also, once the built up sediment is removed the channel will be able to flush itself out in strong flows.

Mr. Weinberg asked if they need other environmental permits. Mr. Donahoe said that they did not.

Staff said that while everything looked good, she recommended continuing to the next meeting to allow time for Weymouth (because the project is on the town line) and Marine Fisheries to comment.

Motion by Mr. Weinberg, second by Ms. Feldman, to continue to March 3rd. Vote: 4-0.

Other Business

Minutes

Documents: Minutes of 2/3/11 meeting

Motion by Mr. Weinberg, second by Ms. Feldman, to approve the minutes of February 3, 2011. Vote: 4-0.

Adjorn

Motion by Mr. Murphy, second by Mr. Weinberg, to adjourn the meeting at 8:00 PM. Vote: 4-0.

Note: Copies of article "Whitetails: the Ever Changing Challenge" were distributed per Mr. Murphy's request and Mr. Murphy urged the members to read the article.