

Department of Planning and Community Development

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Mayor Joseph C. Sullivan

Braintree Conservation Commission

Heather Charles Lis, Chair
Donald Murphy, Vice-Chair
Alan Weinberg, Clerk
Joyce Albrecht
Diane Francis
Christopher Hayward
Peter Williams

CONSERVATION COMMISSION MINUTES THURSDAY, AUGUST 8, 2019, 7PM TOWN HALL- JOHNSON CHAMBERS

Present: Joyce Albrecht, Diane Francis, Heather Charles Lis (Chair), Peter Williams, Alan Weinberg & Kelly Phelan, Staff

Absent: Gus Murphy, Christopher Hayward

APPROVED

Public Hearings

Request for Determination of Applicability 20 Bramblewood Lane/Williams (continued from July 11th meeting)

John and Sinead Williams were present with Peter Smith who was filling in for Robert Crowell, the project engineer. Mr. Smith gave the Commission copies of a revised plan which includes the detail for the peastone filter strip around the pool apron to help infiltrate water and the test pit results.

Mr. Peter Williams said it was important to install the peastone in the B soil layer. Mr. Smith said it would be in the B layer.

Staff asked for clarification on the sequencing since that detail on the plan was changed. The erosion control will be installed outside the existing fence, the retaining wall constructed and the fence will then be relocated to the top of the retaining wall. Mr. John Williams said that was correct.

Staff read the draft conditions and noted that the sequencing (as discussed) will be added as a condition and a condition will be added to remove unsuitable soil around the perimeter apron.

The Chair asked for public comment. There was none.

Motion by Ms. Albrecht to issue a negative Determination of Applicability with conditions as drafted and amended. Second by Ms. Francis. Vote: 4-0-1 (Ms. Charles Lis abstained as she was not at the July meeting).

DEP File #8-679 Notice of Intent 50 Thetford Ave./Shakr

Shawn Hardy, project engineer, was present on behalf of the applicant. Mr. Hardy presented the project which is to reinforce a failing timber retaining wall. He said they were before the Commission about 8 months ago with a Request for Determination of Applicability for test pits at the base of the wall which is close to the wetland boundary. They propose to drive sheet piles on the outside face of the existing wall. The work will be done from the existing yard area. Temporary access from the neighbors may be needed to get the equipment into the yard.

Mr. Hardy addressed the comments in the staff report. The existing timber retaining wall is stepped back into the yard. The void between the sheet pile and the existing wall will be at the top of the wall. They will fill that area with sand. The base of the wall will be contiguous with the sheet pile. They will not need to dewater.

Ms. Charles Lis asked about the thickness of the sheetpile. Mr. Hardy said it is about ½ inch thick.

Ms. Francis asked how far down they drive the sheet pile. Mr. Hardy said 25 feet. They will cut notches into the sheet pile to release water below grade.

Mr. Williams asked how they would deal with subsurface obstructions. Mr. Hardy said they did test pits along the base of the wall and believe there are not major obstructions. They can work around minor obstructions. Mr. Williams said he was wondering if they would need to excavate. Ms. Charles Lis suggested conditioning that any excavation would require returning to the Commission for an amendment to the Order of Conditions.

Mr. Williams asked if the sheet piles are coated. Mr. Hardy said yes, so they will last longer.

Mr. Hardy said construction will take about 3-4 weeks. He said the erosion control from the test pits is still in place and in good condition.

The Chair asked for public comment. There was none.

Motion by Mr. Weinberg to continue the hearing to the September 5th meeting for draft conditions. Second by Ms. Francis. Vote: 5-0-0.

DEP File #8-680 Notice of Intent 19-71 Shaw St./Windjammer Cove, LLC

Paul McManus from EcoTec was present with Kanayo Lala, project engineer, Matthew Glauninger, property owner and Sal Musto, landscape contractor. Mr. McManus provided revised plans to the Commission. He reviewed the resource areas noting that Mean Annual High Water was flagged which determine the 200 foot offset for Riverfront Area and 100 foot buffer zone. There is also Bordering Land Subject to Flooding. There are two areas of work. One, the sports court area, is in the outer riparian and only a landscape strip will be within the Riverfront Area. The other area is the patio area in the inner riparian. The pool will be demolished as well as the decking surrounding it. The area will become a patio and landscaped area.

Mr. Lala addressed the items in the staff report. 1. The datum noted was a typo. It will be changed to the correct datum (NAVD 88). 2. The retaining wall was inspected by a structural engineer. Mr. Lala provided the report on the wall to the Commission. In summary, they don't see any concern with the wall. Mr. Williams said he sees no major issues with the wall. They will also close the weepholes at the top of the wall since they won't be needed any longer. 3. They will ask EcoTec to recommend a low-maintenance ground cover instead of wood chips. 4. The line shown on the plan is edging for the landscape bed, not a wall or curb. Mr. Lala noted that they will lower the grade of the area by about a quarter of an inch to provide 55 cubic feet of flood storage. Mr. Williams said that was not shown clearly on the plans. They will revise the plans to show this more clearly. 5. They will ask the surveyor about the "temp. ped easement" noted on the plan. 6. They will substitute native plants for ornamental plants. 7. Mr. Lala said there is only one catch basin and it has a silt sock. Staff believes there may be more. This should be clarified. Erosion control is shown on sheet C2. 8. Mr. Lala said they are not supposed to address TSS removal. Ms. Charles Lis disagreed noting that under the stormwater standards redevelopment is supposed to address the standards to the maximum extent practicable. As to site drainage patterns, staff noted that the record plans show direct discharge to the river. 9. Mr. Lala believes the catch basins are drywells. They will further investigate this to clarify and provide some TSS removal. 10. Mr. Lala provided a revised O&M plan with frequency of maintenance noted. Ms. Charles Lis requested a description of the maintenance be added and a signed illicit discharge statement be provided. 11. Not addressed.

Mr. Williams asked that details for surface treatments (patio, dog park, etc.) be added and that maintenance for the dog park be included in the O&M Plan. It was noted that peastone was believed to be a better surface than wood chips for the dog area.

The Chair asked for public comment.

Dan Whyte from 95 Shaw St. noted he had looked at the drawings on file not the new ones provided that night. He asked if the pool would be filled in or removed. Mr. Musto said they would remove the bottom of the pool and two feet from the top. Mr. Whyte is concerned about changing groundwater patterns. Mr. Lala said they are reducing impervious cover in this area by 60%. Mr. McManus said the groundwater would not be significantly changed.

Mr. Whyte also wondered about roof runoff from the clubhouse. Mr. Lala said they are not changing anything with the clubhouse. Mr. Whyte asked how the pool would be demolished. Mr. Musto said it would be pulled up with a bucket.

Mr. Whyte said the retaining wall is three or four different materials and there is a crack in the corner. Mr. Lala said Mr. Whyte has a separate retaining wall.

Mr. Whyte said there is a high pressure gas line in the street and they definitely need to call digsafe.

There was no further public comment. Staff said the revised material needs to be provided at least 10 days prior to the next hearing.

Motion by Ms. Francis to continue the hearing to the September 5th meeting. Second by Mr. Weinberg. Vote: 5-0-0.

Other Business

Update on 8-633 19-37 Commercial St. /Landing Apartments, LLC

David Kelly, project engineer, presented a revised plan to comply with the landscape plan in the vicinity of Smelt Brook. He said that during construction there were changes with the utility boxes which were out of their control and the area is still a construction zone as there is more work to be done with the Smelt Brook daylighting project. They provided a revised plan to include the same number and species as what the Commission approved. This includes planting over the property line in Weymouth and they will coordinate with Weymouth on this.

Ms. Charles Lisa asked why they did not come to the Commission sooner. Mr. Kelly said he didn't know about the utility box changes until they were done and they have been trying to resolve and coordinate with Weymouth.

Ms. Charles Lis asked if they could screen the boxes with tall grass. Mr. Kelly said they could look into it but they need to keep access to the boxes.

They hope to plant this fall but it is unlikely given that there is still active construction around the site.

Request for Certificate of Compliance 8-664 2 Garden Park/McGourty

Staff recommending issue the Certificate of Compliance for this project with surviving conditions.

Motion by Mr. Williams to issue the Certificate of Compliance for 8-664 2 Garden Park with surviving conditions as noted in the staff report. Second by Ms. Francis. Vote: 5-0-0.

Motion by Mr. Weinberg to return the \$2000 as-built guarantee. Second by Ms. Francis. Vote: 5-0-0.

Request for Certificate of Compliance 8-671 50 Christina Dr./Chaplain

Staff recommended releasing only half of the as-built guarantee and holding the balance until the shrubs have survived two growing seasons. She also recommended not issuing the Certificate of Compliance until the shrubs have survived two growing seasons. Note: the as-built has been received but full compliance with the conditions cannot be determined until two growing seasons have passed.

Motion by Mr. Williams to release \$1500 of the as-built guarantee. Second by Ms. Francis. Vote: 5-0-0.

Update Wetland Rules and Regulations

Ms. Charles Lis will provide changes she would like to propose for the September meeting. Ideally the regulations can be adopted at the October meeting.

Eaton's Pond Area Update

Staff noted that a ranger for Eaton's Pond Area has been hired. Josh Cantara began volunteering as a steward for the area in the spring and was a logical candidate for the job.

Conservation Fund

A reminder to be thinking about funding needs for the Commission over the next four years. A decision will need to be made at the October meeting. Staff will provide the numbers again for the September meeting.

Other

None

Approval of Minutes – July 11, 2019

Ms. Charles Lis requested it be noted in the minutes that Mr. Weinberg was Acting Chair for the July meeting.

Motion by Ms. Francis to approve the July minutes. Second by Mr. Weinberg. Vote: 5-0-0.