



TOWN OF WINTHROP CONSERVATION COMMISSION

Town Hall 1 Metcalf Square Winthrop Massachusetts 02152 Telephone: (617) 539-5821 Fax: (617) 846-5458
E-mail: conservation@town.winthrop.ma.us Web: www.town.winthrop.ma.us

MINUTES OF MEETING 7:00 P. M. – September 8, 2010 Joseph Harvey Hearing Room Winthrop Town Hall

Members in Attendance: Mary A. Kelley, Chairperson, Stephen Machcinski, David J. Girard, Scott F. Bocchio, Kristine E. Dow

Peter Lombardi, Town of Winthrop Grants Administrator – Brief meeting to discuss preliminary assessment of potential trails RE: Walk Winthrop. Commissioner Machcinski will be the Commissions contact person for Mr. Lombardi. Mr. Lombardi will also attend the DCR Recreational Grants seminar on September 17, 2010

Discuss/Vote/Sign Order of Conditions for the following applicants:

- a. John Langone, 207 Court Rd. – Vote to Close hearing- postponed until 9/22/10 work meeting. Commission requesting a “walk thru” of project location.
- b. Winthrop Public Works Dept., Yirrell Beach – Discussed new info submitted at 8 /11/2010, wrote Special Conditions for Order of Condition, **Vote** to close hearing-Unanimous vote: Stephen Machcinski, David J. Girard, and Scott F. Bocchio. New member, Kristine E. Dow, abstained. Order of Conditions with approved Special Conditions signed.
- c. Cottage Park Yacht Club, 76 Orlando Ave., a/k/a One Baker Square, Discussed, wrote Special Conditions for Order of Condition, **Vote** to approve special conditions-Unanimous vote: Stephen Machcinski, David J. Girard and Scott F. Bocchio. New member, Kristine E. Dow, abstained. Order of Conditions signed.

MINUTES OF MEETING – Discussed minor corrections to be made - **VOTE** to accept August 11, 2010 minutes of meeting. – Unanimous vote. Member, Kristine E. Dow, abstained.

PUBLIC HEARING – Kelly T. Gaule, 21-23 Court Rd., Request for Determination of Applicability replace existing stairs. Representative: F. Kempes, General Contractor, Everett, MA. Contractor indicated soil excavated for the new footings would be removed along with the debris from the existing stairs. **VOTE:** Not applicable- Unanimous Vote. Member, Kristine E. Dow abstained.

PUBLIC HEARING – Barbara E. Vlachich, 45 Grovers Ave.- Request for Determination of Applicability. Construct retaining wall. Representative: Mike Carney, Seacoast Contractors, Winthrop, MA. – **VOTE:** Not Applicable-Unanimous vote. Member, Kristine E. Dow abstained.

PUBLIC HEARING – Robert Corolla, Corolla Enterprises - Notice of Intent - Building Rehab. & Site Improvements-Representative, Mike Carney, Seacoast Contractors, Winthrop, MA. **PROJECT LOCATION:** 120 Banks Street, Winthrop. The Commission has requested that the soils engineer, Brian White of EBI Consulting, submit copies of his report without chemical data to the Commission. The Commission has also requested from the representative, a civil engineering plan including topographic elevations at the perimeter of the parking lot, at the trench drain and catch basin rims, along the edge of the building. The plan should be stamped by a civil engineer registered in the Commonwealth. A statement was made into the record that the stormwater design meet the latest requirements as indicated in the DEP comments to applicant. Hearing not closed until all information requested by Commission submitted and reviewed.

PUBLIC HEARING – Winthrop Boat Yard, LLC, c/o Boston Development Ventures – Notice of Intent – Install 6' fence with gate & light pole. Representatives: Attorney James Cipoletta, Revere, MA and Engineer Richard Salvo, P.E., Engineering Alliance, Inc., Saugus, MA. **PROJECT LOCATION:** Pleasant Court Rear, Winthrop. Property to be used as seasonal storage only. Not to be used to clean or sand boats. Boats to be prepped before storing. Sections of property over MWRA North Metro Trunk Water line. Will an MWRA Form 8M be required? Mr. Salvo will check out. Fire Inspector, Ned Hazlett, inquired about storage of combustibles & flammables. Attorney Cipoletta- Inquiry about permits will be made. Also how far away are the hydrants? Would like a drawing of where the hydrants are and how many boats will be stored. Mr. Salvo will send Capt. Hazlett & Chief Flanagan the layout. Hearing not closed until all information requested by Commission submitted and reviewed.

MEETING ADJOURNED 9:00 P.M.

John Langone
207 Court Road, Winthrop, MA 02152

DEP FILE #NE 082-0352

Final Approved Plans and Other Documents

<u>TITLE</u>	<u>SIGNED/STAMPED/DATE</u>
<u>Received April 14, 2010</u>	
Abbreviated Notice of Intent application	April 14, 2010
Drawing of Timber retaining wall	Albert A. Romano, January 21, 2010
Plan of Property	May 28, 1906
Copy of Deed	August 22, 1997
Locus Map	April 2010
Copy of Abutter (4) Notice	April 13, 2010
<u>Received May 3, 2010</u>	
Dept. of Environmental Protection notification of wetland Protection act file number with comment – Cannot accept an Abbreviated Notice of Intent application..must file a Notice of Intent application to be filed with required Documentation.	April 29, 2010
<u>Received May 26, 2010</u>	
Notice of Intent Application Includes project narration as requested by DEP & the Winthrop Conservation Commission	May 26, 2010
<u>Received July 8,2010</u>	
Revised plans – construction sequence includes: Material used, size of retaining wall, removal of debris, Backfill, elevations, erosion control plan, slope, etc.	July 8, 2010
<u>Received August 23, 2010</u>	
Received by e-mail, narration of how work will be performed at work-site.	August 23, 2010

Robert Corolla, Corolla Enterprises LLC
15 Bates Avenue, Winthrop
PROJECT LOCATION: 120 Banks Street, Winthrop, MA

DEP FILE #NE 082-0358

Final Approved Plans and Other Documents

<u>TITLE</u>	<u>SIGNED/STAMPED/DATE</u>
<u>Received August 16, 2010</u>	
Locust Map	August 16, 2010
Quitclaim Deed	June 24, 2010
1-Assessors map	
10 photos project site	August 16, 2010
Land Title Survey	Joseph M. Small 7/2/2010
1set(10)-Existing Commercial/Office Building- Reference Photograph packet, Exterior Elevations	April 16, 2010
<u>The following prepared by Charles E. Bamberg-</u> <u>Phase One/Construction</u>	August 10, 2010
1set (3)- Proposed site improvements & envelope renovations to an existing Commercial/Building includes: 1-Project overview, Proposed site improvement plan & general notes – Plan #S.1 1-Misc. site improvement construction details – Plan #S.2 1-Proposed south & west exterior elevations improvements- Plan #A.1	
<u>Received September 14, 2010</u>	
<u>Prepared by EBI Consulting</u> Phase I Environmental Site Assessment	May 21, 2010
<u>Received September 17, 2010</u>	
<u>Prepared by Engineering Alliance, Inc.</u> Stormwater Report	September 15, 2010
<u>Prepared by Charles E. Bamberg</u> Proposed Site Improvements Plan #S.1, includes Proposed site elevations	Richard A. Salvo 9/15/2010

Winthrop Boat Yard, LLC
C/o Boston Development Ventures
550 Pleasant Street, Suite 109, Winthrop, MA 02152
PROJECT LOCATION: Pleasant Court Rear, Winthrop

DEP FILE #NE 082-0359

Final Approved Plans and Other Documents

TITLE

SIGNED STAMPED/DATE

Received August 16, 2010

Prepared by Engineering Alliance, Inc.

Figure 1-USGS Locus Map	June 8, 2010
Figure 2-Ortho Photo	June 8, 2010
Figure 3-Natural Heritage Map	June 8, 2010
Figure 4-Fema Flood Map	June 8, 2010
Figure 5-Soils Map	June 8, 2010
NRCS Soils Description	August 13, 2010
Proposed Site Improvements Narrative	August 13, 2010
Best Management Practices Maintenance Plan	August 13, 2010
Plan of Land	Richard A. Salvo, P.E. 6/29/2010

Received August 17, 2010

Quitclaim Deed	April 7, 2005
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Received September 17, 2010

Updated plan entitled -	
“Plan to Accompany Notice of Intent”	Richard A. Salvo, P.E. Revised 9/9/2010
Fire Hydrant Figure	September 13, 2010

Received September 17, 2010

Letter from Fire Dept., Captain William Hazlett, Fire Inspector	
Issue: Suitable water & hydrants for Fire suppression	September 16, 2010

Conservation Commission

From: Girard David (US) <David.Girard@am.jll.com>
To: Conservation Commission <conservation@town.winthrop.ma.us> , Brian Corbett <Brian.Corbett@tetrattech.com> , Scott F. Bocchio <sfbocchio@aol.com> , Stephen Machcinski <smachcinski@comcast.net>
Cc: Girard David (US) <David.Girard@am.jll.com>
Date: 09/13/10 10:27 AM
Subject: RE: Minutes of meeting 9/8/2010

Marsha,

Here is my recollection of the Corolla issues. It should be included in the minutes.

We requested the civil engineering plan include topographic elevations at the perimeter of the parking lot, at the trench drain and catch basin rims, along the edge of the building. The plan should be stamped by a civil engineer registered in the commonwealth. There should be a statement indicating that the stormwater design meets the latest requirements as called out in the DEP comments on this project.

Also, I think it's worth noting that the contractor for the new stairs at 21-23 Court Road (Gaule) indicated soil excavated for the new footings would be removed along with the debris from the existing stairs.

Dave

David J. Girard
 Jones Lang LaSalle

From: Conservation Commission [mailto:conservation@town.winthrop.ma.us]
Sent: Friday, September 10, 2010 10:35 AM
To: Brian Corbett; Girard, David (US); Scott F. Bocchio; Stephen Machcinski
Subject: Minutes of meeting 9/8/2010

please review -- the Boat yard notes - questionable?

I can't send to Kristine yet until she submits an e-mail address. I do have her application, but I need to know if that is the correct one to use, especially since she does not know yet about all e-mails that are sent.

Brian our next work meeting is 9/22, but you do not need to attend since you have not been involved with these applications unless you want to come in and listen to Suzanna. But the next public hearing is 10/13.

Any baby yet?

Marsha

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