



# TOWN OF WINTHROP CONSERVATION COMMISSION

Town Hall 1 Metcalf Square Winthrop Massachusetts 02152 Telephone: (617) 539-5821 Fax: (617) 846-5458  
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## MINUTES OF MEETING 7:00 P. M. – October 27, 2010 Joseph Harvey Hearing Room Winthrop Town Hall

**Members in Attendance:** Mary A. Kelley, Chairperson, Stephen Machcinski, Brian Corbett, Norman Hyett, Kristine E. Dow

**Cottage Park Yacht Club** – Voted to accept letter of agreement from Cottage Park Yacht Club along with check in the amount of \$3,500.00. Original fine issued was for \$6,500.00; agreement is to pay \$3,500.00 and the balance of \$3,000.00 to be paid if CPYC violates terms within 5 years. **VOTE: UNANIMOUS**

A memo is to be sent to the Commodore, Ellen Reilly, in regards to any old Order of Conditions issued to the Cottage Park Yacht Club. The Commission asked that Ms. Reilly be informed that their representative at the last meeting, Attorney James Rudser, is legally obligated to turn over all CPYC information to the club.

**Winthrop Boat Yard, Pleasant Court Rear** – Discussion to sign/write Order of Conditions – Postponed. Letter to be mailed stating that an Order of Conditions will be written upon receipt of required permits from Board of Appeals, Fire Dept., MWRA, Building Dept., and Planning Board, if necessary, indicating proper use of the property.

**Robert Corolla, Corolla Enterprises, 120 Banks Street** – New material submitted was discussed. Member David Girard, who was unable to attend, in a written comment stated that he would like the applicant to submit additional elevation figures as previously requested. Hearing not closed until new information received.

**Pleasant Park Yacht Club** – Certificate of Compliance – not signed – Site visit had not been completed.

**Fisherman's Bend** – Write letter to Dept. of Conservation & Recreation with the Commission's support of the grant and the project.

**Yirrell Beach** – Discussion regarding DEP comments regarding their Amended Order of Conditions submitted for review to Ken Fields, Town of Winthrop, Representative for Yirrell Beach. Memo to be sent to Ken asking for any response he has for DEP.

**MINUTES OF MEETING** – VOTE to accept October 13, 2010 minutes of meeting. – **UNANIMOUS VOTE**

### **General Business** –

1. Discussion and vote to change all our meetings permanently from 7:30 P.M. to 7:00 P.M. postponed until next scheduled meeting.

**MEETING ADJOURNED 8:05 P.M.**

Daniel R. Abbott  
8 Winthrop Street, Winthrop, MA 02152

**Request for Determination of Applicability**

**FINAL APPROVED PLANS & OTHER DOCUMENTS**

<b><u>TITLE</u></b>	<b><u>DATE</u></b>
Deed	May 23, 1979
Plan of Land	July, 1956
Contractor Proposal	September 2010
Drawing-Proposed deck	September 2010
Description-project materials	September 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**

**TITLE**

**SIGNED/STAMPED/DATE**

**Received August 16, 2010**

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

**The following prepared by Charles E. Bamberg-**

August 10, 2010

**Phase One/Construction**

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

**Received September 14, 2010**

**Prepared by EBI Consulting**

Phase I Environmental Site Assessment

May 21, 2010

**Received September 17, 2010**

**Prepared by Engineering Alliance, Inc.**

Stormwater Report

September 15, 2010

**Prepared by Charles E. Bamberg**

Proposed Site Improvements Plan #S.1, includes  
Proposed site elevations

Richard A. Salvo 9/15/2010

**Received September 21, 2010**

Comment Letter from the Friends of Belle Isle Marsh

September 21, 2010

**Received October 22, 2010**

Project overview, site improvements' plan and  
General notes

Richard A. Salvo, August 10, 2010

**Received November 10, 2010**

Project overview, site improvements' plan and  
General notes

Richard A. Salvo, August 10, 2010