



TOWN OF WINTHROP CONSERVATION COMMISSION

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MINUTES OF MEETING 7:30 P. M. – April 13, 2011 Joseph Harvey Hearing Room Winthrop Town Hall

Members in Attendance: Mary Kelley, Chairperson, Stephen Machcinski, Norman Hyett, David Girard, Kristine Dow, Brian Corbett.

PUBLIC HEARING – Laura Alba, 7 Corinha Beach Road – Request for Determination of Applicability – Install privacy fence. Ms. Alba explained her project and answered questions from the Commission. Several abutters asked applicant questions and Ms. Alba responded. **VOTE: NOT APPLICABLE – UNANIMOUS VOTE.** Hearing closed. Determination of Applicability signed.

PUBLIC HEARING – David & Mary Cross, 894 Shirley Street – Request for Determination of Applicability – Replace deck. Commission did not accept original project plans submitted. Contractor, Ryaan Tuttle submitted new plans, which were accepted by the Commission, and further explained project and answered questions from the Commission. No abutter comments received. **VOTE: NOT APPLICABLE – UNANIMOUS VOTE.** Hearing closed. Determination of Applicability signed.

MINUTES OF MEETING – **VOTE** to approve March 9, 2011 Minutes of Meeting; Stephen Machcinski, Motion to approve; Norman Hyett, 2nd the Motion, **UNANIMOUS VOTE.**

EXTENSION PERMIT FOR ORDER OF CONDITIONS – Request received from Dept. of Conservation & Recreation to extend their permit, DEP File #082-0324 (Short Beach project) for three years. **VOTE:** Norman Hyett, Motion to approve request; Kristine E. Dow, 2nd the Motion, **UNANIMOUS VOTE.** Extension Permit signed.

PUBLIC HEARING – Nautilus Condominium Association, 247 Washington Ave. – Request for Determination of Applicability. Grind & Paint 12 balconies on west side of building using a vacuum attachment; cover 2 construction joint openings; repair 4 small areas of seawall where concrete has failed. Contractor, Donald Falzarano responded to questions by the Commission. The Commission explained to Mr. Falzarano, that a letter from the Winthrop Lodge of Elks must be obtained giving their approval to use beach for project staging before the project can start. No abutter comments received. **VOTE: NOT APPLICABLE – UNANIMOUS VOTE.**

PUBLIC HEARING – Cottage Park Yacht Club, 76 Orlando Ave, a/k/a 1 Baker Square - Notice Of Intent – Replace 19 broken or aged pilings. Representative, Ernest Hardy responded to questions from the Commission. Mr. Hardy responded to comments from DEP, copy of letter on file. No abutter comments received. **HEARING CLOSED.** Order of Conditions signed and the special conditions were written.

PUBLIC HEARING – Semyon Dukach, 165 Tafts Ave. – Notice of Intent – Repair seawall; remodel front porch & stairs; deck; pour concrete pad & install shed. All work had been done previously without proper permits. Representative, Attorney James Cipoletta responded to questions from the Commission - Shed will need a variance from Board of Appeals. Note was made that comments for this project had been a mix up from DEP. Should be comments for Mr. Dukach project at 154 Adams St. Many abutters attended and comments were made. New information requested is to be submitted to the Commission in a timely manner- Hearing was not closed and continued until the next scheduled public hearing date of May 11, 2011.

PUBLIC HEARING – Semyon Dukach, 154 Adams Street (Adams St. @Tafts Ave.) – Notice of Intent – Enhance access and to retain the natural features of the property by way of installation of landscape amenities, foot paths; maintained lawn area; sundial; seasonal kayak/bicycle uses; temporary carousel; temporary wedding tent and decorative sail. Representative, James Cipoletta and Rick Salvo, Engineering Alliance, responded to questions from the Commission. Also, Mr. Dukach further discussed his plans for the property.

The Commission stated that a Notice of Intent is required by the Boston Conservation Commission; and an 8M permit is required from M.W.R.A. Many questions & comments received by abutters. Many concerns regarding the use of property and the legality of placing project materials on property before a hearing had been held. Representatives state that area of this illegal(?) storage is not under the ConCom jurisdiction. Abutters want to make sure that all permits are obtained for this project. DPW Director, Dave Hickey, stated that all this material was delivered by trucks that went over Town sidewalk and caused damage. No trucks are allowed to go over sidewalks. All statements & comments are on tape cassette which is on file.

Site visit was scheduled for both projects to be held on April 21, 2011 at 6:30 P.M. with members of the Commission and applicant representatives.

Further information is to be submitted to the Commission in a timely manner. Hearing continued until May 11, 2011. Hearing not closed.

AMENDED ORDER OF CONDITIONS – The Commission discussed with DPW Director, Dave Hickey & the representative for the project, Ken Fields of Fort Hill Companies, changes to an Amended Order of Conditions, DEP File #082-322, issued for the Yirrell Beach Storm Damage Protection Improvements project. Amended Order of Conditions is to be issued in response to an Appeal of the Original Order of Conditions by the Dept. of Environmental Protection. Appeal will be withdrawn when the Commission has issued a final Amended Order of Conditions. Final will be worked on at the Commissions next work meeting to be held on April 27, 2011.

MEETING ADJOURNED 10:30 P.M.

Laura Alba
7 Corinha Beach Road, Winthrop, MA 02152
Determination of Applicability
Plan and/or Map Reference(s)

<u>TITLE</u>	<u>SIGNED/SEAL/DATE</u>
Plot Plan of Land	Bryan G. Parmenter 11/11/2010
Project plan	Prepared by: Laura Alba 3/5/2011
Locus Map	March 9, 2011
Project Narrative	March 15, 2011
Quitclaim Deed	February 24, 2010

David & Mary Cross
894 Shirley Street, Winthrop, MA 02152
Determination of Applicability
Plan and/or Map Reference(s)

<u>TITLE</u>	<u>DATE</u>
<u>Received March 21, 2011</u>	
Locus map	March 19, 2011
Project drawing-existing deck	March 19, 2011
Town of Winthrop Tax Map	
Quitclaim Deed	October 20, 2000
Project narrative	March 18, 2011
<u>Received April 13, 2011</u>	
Project drawing – elevations	April 13, 2011
Project plan – house	April 13, 2011

Nautilus Condominium Association
247 Washington Ave., Winthrop, MA 02152
Determination of Applicability
Plan and/or Map Reference(s)

<u>TITLE</u>	<u>SIGNED/SEAL/DATE</u>
Project narrative	March 1, 2011
Plan of Land	Alexander Crucioli 7/26/10
Town of Winthrop Tax Map	August 17, 2010
Locus Map	August 16, 2010
Copy Master Deed	
6 – pictures project area	11/26/2009 & 8/16/2010

Cottage Park Yacht Club
76 Orlando Avenue, a/k/a 1 Baker Square
Winthrop, MA 02152

DEP FILE NUMBER - NE 082-0364

Final Approved Plans and Other Documents

<u>TITLE</u>	<u>SIGNED/SEAL/DATE</u>
<u>Received March 17, 2011</u>	
Project Narrative	March 16, 2011
USGS Locus Map	March 16, 2011
Float Plan	Milton S. Fistel 10/25/1990
Marina Pile Replacement Plan	March 16, 2011
<u>Received March 30, 2011</u>	
BTT Marine Construction Co. contract	March 25, 2011
<u>Received April 7, 2011</u>	
Copy of letter to DEP, Wilmington – RE: DEP Comments	April 7, 2011