



# 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](mailto:conservation@town.winthrop.ma.us) Web: [www.town.winthrop.ma.us](http://www.town.winthrop.ma.us)

---

### MINUTES OF MEETING 7:30 P. M. – October 10, 2012 Joseph Harvey Hearing Room Winthrop Town Hall

**Members in Attendance:** Mary Kelley, Chairperson, Stephen Machcinski, Norman Hyett, David Girard, Brian Corbett, Karen Winn and Wayne George.

**PUBLIC HEARING** – John Marchese, 554 Pleasant Street Realty LLC – Request for Determination of Applicability – construction of dormer to rear of main roof; strip & re-roof entire main roof; install new siding to exterior of building; repair stair railings on existing staircase. Representative Peter G. Hanson, PG Hanson Co. of Melrose, MA.

Applicant answered questions from the Commission regarding removal of asbestos siding; staging area; any change in dimension of project; removal of debris. Applicant stated that new siding would go over old siding (asbestos) and would not change dimensions which could extend project onto Town property; debris will be picked up each day by a pick-up truck; staging will be on property.

**VOTE: NOT APPLICABLE – UNANIMOUS VOTE.** Hearing closed. Determination of Applicability signed.

**PUBLIC HEARING** – Winthrop Benevolent & Protective Order of Elks Lodge #1078, 191 Washington Ave. – Notice of Intent to install a monolith concrete slab 8'8" below grade to support handicap elevator shaft 7'-4" Wide x 6'8" Long attached to the Elks Building. Representative, Thomas Maroney, Guardian llc Design Build Engineering Services, West Yarmouth, MA and Thomas Thomas Burke, Member of the Lodge of Elks.

The applicant responded to questions from the Commission regarding project. A NPDES Permit (National Pollutant Discharge Elimination System) will be required for the Order of Conditions; Storage & Staging area will be in parking lot; debris will be removed out of town. No comments were received from the audience. Conservation Commission liaison for this project will be Commissioner Stephen Machcinski. Order of Conditions signed by the Commission.

**PUBLIC HEARING** – Cottage Park Yacht Club, 76 Orlando Ave. a/k/a 1 Baker Sq., Notice of Intent for proposed Marina Expansion and Maintenance Dredge to restore water depth. Representative, Attorney James J. Cipoletta, Revere, MA and Richard Salvo, P.E., Engineering Alliance, Inc. Saugus, MA.

Statement from Chairperson read into minutes: Abutter Notice had not been sent to all abutters of this project. Certificate from the Assessors Office given to applicant was not a complete list of all abutters.

**MOTION TO POSTPONE PUBLIC HEARING** to November 14, 2012 and have an informal meeting tonight. **MOTION**: Stephen Machinski; 2<sup>nd</sup> the Motion, Norman Hyett; **UNANIMOUS VOTE**.

**INFORMAL MEETING**: Attorney Cipoletta & Engineer Rick Salvo spoke about the proposed Marina expansion and dredging. The applicant's representatives responded to many questions asked By The Commission and residents in audience. The Commission stated that new information is to be submitted for the November 14, 2012 hearing, i.e. MEPA report; information from Army Corp of Engineers regarding "grab" samples taken and boundary lines must be straighten out. **Informal meeting closed.**

**PUBLIC HEARING** – Daniel Curtin, Shirley Winthrop, LLC, 529 Shirley Street, Winthrop – Notice of Intent for repairs of existing licensed rip rap slope located at the edge of the existing bituminous concrete parking area and construction of a proposed boat wash facility at the Crystal Cove Marina. PROJECT LOCATION: 497-599 Shirley Street, Winthrop. Representative, Richard Salvo, P.E., Engineering Alliance, Inc., Saugus, MA.

Applicants' representatives discussed project and answered questions from the Commission. Lloyd Thompson, Manager discussed the "Boat Wash" and answered questions from the Commission.

Resident Michael Hebert, representing his mother an abutter, 573 Shirley St., asked questions regarding paving of parking area. Concerned that this could cause flooding at the house. Representatives stated that no change would be made in the grading. Also asked what material to be used from paving & launch ramp. Representative stated it would be asphalt.

**MOTION** to close hearing pending submittal of requested detailed information. **MOTION**, Mary Kelley; 2<sup>nd</sup> the Motion, Norman Hyett; **UNANIMOUS VOTE**. Order of Conditions signed by the Commission.

**MINUTES OF MEETING** – **VOTE** to approve September 12, 2012 Minutes of Meeting; Norman Hyett, Motion to approve; Wayne George, 2<sup>nd</sup> the Motion, **UNANIMOUS VOTE**. Commissioners David Girard and Brian Corbett abstained. Not in attendance at this meeting.

**Judy Barry, 1 Sargent Terrace** – Certificate of Compliance for new retaining wall approved and signed.

**MEETING ADJOURNED 9:30 P.M.**