



TOWN OF WINTHROP

CONSERVATION COMMISSION

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MINUTES OF MEETING 7:30 P. M. – October 8, 2014 Joseph Harvey Hearing Room Winthrop Town Hall

Members in Attendance: Mary Kelley, Chairperson, Norman Hyett, David Girard, Karen Winn, Michael Rinaldi.

CONTINUATION OF PUBLIC HEARING OF JULY 9, 2014 – David O. Landers to rebuild existing 20' x 28' single story two (2) car garage on original footprint on previously developed site. PROJECT LOCATION: 583-585 Shirley Street. Representative – Charles Hodgman, Charles Hodgman & Sons, Millis, MA.

Discussion regarding ownership of land by the proposed garage. Garage not land locked-deed shows that Mr. Landers has a right to use this land to enter garage. Storage on materials will be on site.

MOTION by David Girard, VOTE to close hearing pending confirmation that questions from DEP have been addressed; 2nd the Motion, Karen Winn. **UNANIMOUS VOTE.**

CONTINUATION OF PUBLIC HEARING OF April 9, 2014 & September 10, 2014 – Jack Marchese, 554 Pleasant Street Realty (Captain Jack's Viking Marina), 554 Pleasant St., Winthrop, MA. Notice of Intent for the expansion to the existing marina. Representative Richard Salvo, Engineering Alliance, Inc., Saugus, MA. and Attorney James Cipoletta, Revere, MA.

Mr. Salvo stated he had filed with Chapter 91 & Army Corp. of engineers. Two (2) comments had been received but no Response received.

Live aboards were addressed. A question regarding "Waste" was brought up. Mr. Marchese will no longer have live-aboards, too costly. But there will be seasonal using pump-out.

Several members of the Commission – Mary Kelley, Norman Hyett & Michael Rinaldi discussed the site visit they conducted with Rick Salvo, representatives of the Pleasant Park Yacht Club, Mr. Marchese. Discussed possible encroachment onto Pleasant Park Yacht Club property. There is a wooden bulkhead structure repaired which will need to be discussed between both parties.

Questions regarding where large boats will be placed – on South side. Also, questions regarding small deck & kayaks infringing. Response by application was "this will not be decided on at this time."

Condo owners at Atlantis Marina were concerned how many live-aboards now and where they will go. Attorney Cipoletta state not staying in Winthrop.

Deborah Kuhn, condo owner at Atlantis Marina brought up about parking required. The Commission stated that a decision From Conservation cannot be approved unless all permits have been approved. Attorney Cipoletta stated that the Winthrop Building Inspected "no relief required". Mr. Cipoletta issued an opinion. The Inspector must make the determination and sign off. Conservation Commission must have his opinion in writing. Ms Kuhn would also like a copy of this determination and sign-off.

Commissioner Hyett asked what slip count is. – Response from representatives is that there will be no finger slips. Also, Attorney Cipoletta stated that Chapter 91 needs Order of Conditions from the Commission; Sign-off from Building Inspector and Planning Board.

Pleasant Park Yacht Club Representative, Jim Prendergast, asked if the DEP plan (2013) submitted is up to date – Response was yes. No changes unless DEP/Army Corp/Ch 91 requires. PPYC submitted into the record a copy of letter to Army Corp regarding having space restrictions in their decision.

Commissioner Hyett stated that something should also be put in Order of Conditions regarding pump-outs. Rick Salvo stated that a submit pump-out plan will be submitted.

A vote to close hearing will be made at meeting on October 22, 2014 if all new information submitted.

PUBLIC HEARING – Robert & Laurretta Porter, 135 Sargent St. – Abbreviated Notice of Intent for repair and maintenance of seawall. Representative – Mike Whitehead, American Shotcrete Assoc. discussed how work on the project was to be conducted and also discussed “Shotcrete” a new type of material that is being used. Information on this submitted into the record. Debris will be taken of and there is about 2 days of work

MOTION to close hearing, Mary Kelley; 2nd the Motion, David Girard. **UNANIMOUS VOTE.**

PUBLIC HEARING – Town of Winthrop, 707 Shirley St. – Notice of Intent for repairs and improvements to a section of the existing stone revetment at the Winthrop Harbor Public Access Boat Launch Facility. Representative, Anthony Stella, P.E., Comm. Of Mass. Dept. of Fish & Game, Fishing & Boating Access, Brighton, MA

Commissioners asked Mr. Stella questions regarding the project. Project funded from a FEMA grant. Project to start in spring when funding available. No abutter questions.

MOTION to close hearing, Norman Hyett; 2nd the Motion, David Girard. **UNANIMOUS VOTE.**

PUBLIC HEARING – MASSACHUSETTS PORT AUTHORITY, Logan Airport – Notice of Intent for airfield maintenance, cutting a width of phragmites along portions of the airport perimeter. Representative, James Stolecki, P.E.

Mr. Stolecki explained why Phragmites need to be cut...FAA requires due to bird nesting and to help stop the birds from Causing problems with airplane flights. DEP file number has not been issued yet. **MOTION** to close hearing pending receipt of DEP File number; 2nd the Motion David Girard. **UNANIMOUS VOTE.**

PUBLIC HEARING – Celeste A. Sillari – Notice of Intent for the installation of in-ground gunite swimming pool. Representative, Darrel Short, Custom Pools, Inc., Newington, N.H.. PROJECT LOCATION: 111 Grovers Ave., Winthrop, MA.

Debris from excavation will be removed by truck daily. Some of the dirt may still be used to help level off pool as the Project area is on an incline. DEP File number not received yet. **MOTION** to close hearing pending receipt of file number and comments from DEP, David Girard; 2nd the Motion, Norman Hyett. **UNANIMOUS VOTE.**

General Business:

Discuss Current/Old Correspondence – none at this time.

MEETING ADJOURNED 8:50 P.M.