



# TOWN OF WINTHROP

## CONSERVATION COMMISSION

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### MINUTES OF MEETING 7:30 P. M. – April 9, 2014 Joseph Harvey Hearing Room Winthrop Town Hall

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

**PUBLIC HEARING** - Winthrop Yacht Club, 649 Shirley Street- Notice of Intent for the replacement of (15) timber piles with (15) timber piles at Piers “B”, “C” and “D”. In addition (12) timber finger piles at Piers “C” and “D” will be removed and disposed off site. Representative, Milton Fistel, Fistel & Associates, Swampscott, MA.

The Commission asked Mr. Fistel questions regarding project. Project to repair/replace pilings due to storm damage. No questions received from audience.

**MOTION** to Close Hearing, Wayne George; 2<sup>nd</sup> the Motion, Karen Winn; UNANIMOUS VOTE. Order of Conditions DEP File #082-0404 (decision) signed by the Commission.

**PUBLIC HEARING** – James McKenna, Town Manager, Town of Winthrop – Notice of Intent for Winthrop Harbor Walk Phases 3 and 4; includes pedestrian access; improvements to existing parking lot; construction of walkway on old railroad trestle and installation of wood pier to include pavilion and fishing platform. **PROJECT LOCATION:** Off Washington Ave., Winthrop. Representative: Rachel Burckardt, Parsons, Brinckerhoff, Boston, MA. and Mary Rimmer, Environmental Consultant, Newburyport, MA.

Both representatives explained project and answer many questions from the Commission. Permits required for this project were discussed; Town has applied for grants; depending on the funding, project will start end of year or several years.

Drainage for parking lot discussed. Project plans submitted to the Commission not complete. Representative should have ready for the May continuation hearing.

Stormwater Management was discussed. The Commission talked about the Flood Gates not working properly and there could be problems. Commissioner Hyett asked if the fixing the flood gates could be made part of this project.

The pier was discussed-to be used for fishing only not docking. Staging-in Parking lot, some off-site which has not been determined at this time. Parking-same.

The Commission asked for a Construction Sequence, contact person-resident engineer on site.

Members of the audience had many questions. Abutters are quite concerned that this project could cause them more problems with flooding. Abutters stated that living there for many years, they know how the tides work. Each year it gets worse. Ms. Burckhardt will speak with their Coastal Engineer and discuss the abutters concerns.

One abutter from the Nautilus Condominiums, was concerned about the construction trucks going into the lot, will they be able to fit without damaging their property.

Also discussed, how far is the Winthrop Lodge of Elks pier from the project pier; vibration, who will be responsible for damage to foundations-Response, the contractor will be responsible for any damage.

Hearing not closed – to be continued to the May 14, 2014 hearing date if new material submitted to the Commission in a timely manner.

**PUBLIC HEARING** - Jack Marchese, 554 Pleasant Street Realty (Captain Jack's Viking Marina), Notice of Intent for the expansion of existing marina. The expansion will include the installation of 180 lf of 8-ft. wide pile supported floating dock. The dock will be supported by three (3) 18-inch steel piles driven to refusal. Representative, Richard Salvo, Engineering Alliance, Inc., Saugus, MA.

Mr. Salvo explained the project. Commission asked many questions. Has he applied for a Chapter 91 license. Mr. Salvo's response, No.

Abutters, Pleasant Park Yacht Club and owners of condominiums at the Atlantis Marina, very concerned, especially that there may be more houseboats added. Complaints about discharge of raw sewerage from non-working toilets and no pump-out boats have shown up.

Councilman Mael stated that more discussion is needed for a zoning by-law change regarding houseboats.

Abutters also concerned there will not be enough room with more slips. Also, parking is an issue. Owner will need to address the situation. Attorney for owner will check into this as there should be One (1) space per boat. Abutters claim there are currently only Two (2).

Councilman Mael stated that further discussion should be required if more expansion is needed.

Hearing not closed – to be continued to the June 11, 2014 hearing date if all new material submitted to the Commission in a timely manner.

**MINUTES OF MEETING** – **VOTE** to approve March 12, 2014 Minutes of Meeting; Norman Hyett, Motion to approve; Michael Rinaldi, 2<sup>nd</sup> the Motion, **UNANIMOUS VOTE**.

**General Business:**

1. Write special conditions for:  
Winthrop Yacht Club Order of Conditions DEP File #082-0404
2. Discuss Current/Old correspondence - None

**MEETING ADJOURNED 10:00 P.M.**