



TOWN OF WINTHROP CONSERVATION COMMISSION

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MINUTES OF MEETING 7:30 P. M. – August 12, 2015 Joseph Harvey Hearing Room Winthrop Town Hall

Members in Attendance: Mary Kelley, Chairperson, Stephen Machcinski, Norman Hyett, Karen Winn, Wayne George.

PUBLIC HEARING – Sebastian Martelli, 77 Court Road – Notice of Intent to remove garage & foundation, construct gazebo, remove hot top driveway, and install pavers.

Commission asked various questions regarding project. Arrangements had been made to have all debris removed from site and disposed of properly. Mr. Martelli will do all work himself.

MOTION to close hearing, Norman Hyett; 2nd the Motion, Wayne George. **UNANIMOUS VOTE - HEARING CLOSED.** Order of Conditions signed with the special conditions written.

PUBLIC HEARING – John & Lorraine Poto, 835 Shirley Street- Notice of Intent to add a 2nd floor; new front and back porch with foundation.

Commission asked many questions a) where foundation is situated, questions answered by Architect, Dean Burland; b) will there be a shower or landscaping wall. Mr. Poto not sure but will notify the Commission; c) where will the dumpster be placed. Frank Ferrara, contractor stated dumpster will be placed in driveway; d) what are plans for staging & storage, left of the house.

Mr. Poto had submitted response to DEP comments with a copy to the Commission.

MOTION to close hearing pending receipt of file number from Dept. of Environmental Protection (DEP), Norman Hyett; 2nd the motion, Stephen Machcinski; **UNANIMOUS VOTE.** Order of Conditions signed, special conditions to be done when hearing closed.

CONTINUATION OF PUBLIC HEARING held December 20, 2014, April 8, 2015 & May 13, 2015 - George T. Collins-Notice of Intent for the proposed single family dwelling. Project consists of the re-development of a parcel of land at 96 Nahant Ave. and the development of the adjacent undeveloped lot. Representatives- Rick Salvo, Engineering Alliance; Attorney Richard Nylen.

Discussion regarding response to Coastal Zone Management (CZM) requested information – Plans modified; garage at 9 Nahant Ave. eliminated; remove driveway on one side, place on the other; impervious surface removed from plan. Note was made that all NO TRESPASSING signs had been removed by Mr. Collins.

Commissioner Hyett asked about fire lane. Fire Chief Flanagan commented about house sprinklers, Fire Dept. access road can stop 100' from structure. Read into the record Fire Code from State Marshall Office. Did not comment on merits of project.

Many comments from Sewall Ave. abutters and Attorney Sean Donahue, who represents abutter Marengi, regarding flooding; new fire codes. Attorney Nylen stated the fire codes are not under the jurisdiction of the Commission.

Attorney Donahue stated applicant should apply for all necessary permits way ahead. Applicant's representative stated that a Board of Appeals permit is not required.

More questions from Attorney Donahue and abutters regarding the swale behind the house – will it be stagnant which will draw mosquitos. Response – No, will go underground.

Abutter John Nigro of Sewall Ave. abutter submitted pictures after recent storm.
Abutter Mario Marengi, Nahant Ave. submitted a statement regarding seashell, etc. road.

Christian Helleberg, Sewall Ave. - More concerns about the moat in back that exists, – need more information, calling it a moat. Response was it is not a moat, but a depression, not deep.

Attorney Donahue – RE: presentation for the past few months, can't buy into statement that there will be no more run-off.

Comments from Attorney Donahue that NOI states 96 Nahant Ave. lots with activity are 61, 62 & 63, but there is a lot #64.

Commissioner Karen Winn would like Mr. Salvo to submit to the Commission a narrative on proposed swale; total amount of seashells and site of staging and storage.

MOTION to close hearing, Norman Hyett; 2nd the Motion, Stephen Machcinski; **UNANIMOUS VOTE**. Commissioner Wayne George stated the NOI did not mention Lot 64, he has a problem with that. Attorney for Mr. Collins, Richard Nylen, stated that this does not delay approval. Abutters can file on appeal.

General Business:

1. **MINUTES OF MEETING** – **VOTE** to approve July 8, 2015 Minutes of Meeting; MOTION to approve, Karen Winn' 2nd the Motion, Wayne George. **UNANIMOUS VOTE**.
2. Discuss/Vote/Sign Certificate of Compliance as follows:
 - a. Daniel Curtin, Shirley Winthrop, LLC DEP File #082-0424
 - b. Cottage Park Yacht Club, DEP File #082-0423
 - c. Charles Iappini, DEP File #082-0186, 082-0292, 082-0321

MOTION to accept all Certificate of Compliance site visits, Karen Winn; 2nd the Motion, Wayne George; **UNANIMOUS VOTE**.

3. Discuss Current/Old correspondence - None

MEETING ADJOURNED 9:30 P.M.