

TOWN OF WINTHROP

CONSERVATION COMMISSION



Karen T. Winn, Chairperson
Stephen Machcinski
Brian Corbett
Ana Leary
Joe Ferrara
Sean Doherty
Rachel Kelly, Conservation Agent

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AGENDA

August 18, 2021
6:00
Via Zoom

Commissioners in attendance:

Karen Winn, Chair
Ana Leary
Stephen Machcinski
Brian Corbett
Rachel Kelly – Agent

The meeting called to order followed by roll call at 7:00.

131 Terrace Avenue (Notice of Intent)

The application was presented by Jon and Shannon Poulos, homeowners, Mike Carney, SeaCoast

- Rebuild retaining wall, regrade land, build inground pool, seawall re-pointed, lay foundation for future garage.
- Driveway will be resurfaced and replaced with pavers.
- When re-pointing the wall, no heavy equipment will be on the beach, all work will be done by hand. A drywell will be installed to receive the runoff that will be redirected once the retaining wall on site is replaced.
- A site walk will be set up to see the property.
- Hearing will be continued to the next meeting.

23 Frances Street (Notice of Intent)

- The application was presented by Michael Seekamp, Seekamp Environmental Consulting.
- Rehabilitation of woodpile bulkhead and pier.
- All work will be done on the upland side, in sections of approximately 30 feet at a time. New pilings and sheathing will be installed inside of the current pilings and sheathing. No work will begin before a silt curtain is installed.
- The construction sequence and process were requested by the Commission.
- A chapter 91 permit is in place for the project.
- At the site walk, to be set up later, the project engineer and contractor will be present to answer more technical questions.
- The hearing will be continued on to the next meeting.

201 Winthrop Shore Drive (Request for Determination of Applicability) Continuation from June 23, 2021

The application was presented by the homeowner, Carlos Martinez.

- The project will consist of porch expansion and replacement of existing porch that is unstable. Property is in the AO Flood Zone.
- The project will require digging out existing the 3 footings, add 4 new footings. Insignificant change to stormwater storage capacity as only 1 additional footing will be required.

A motion to issue a negative determination of applicability.

All Commissioners were in favor.

81 Upland Road (Notice of Intent) Continued from June 23, 2021

The application was presented by Anthony Mullins and Joy Mullins, the homeowners as well as Eric Bradanese, from Engineering Alliance.

- Project will consist of installation of pool, deck, and pool house in back yard. Replace existing retaining walls.
- There is significant concern from abutters regarding stability of the hillside. A Geotechnical consultant was hired to determine if the property, and existing slope could support the project in question. A 500 galloon dry well will be installed to maintain stormwater.
- Work done by the geotechnical engineer included running a program called “Slide” to analyze seismic impact of project on slope, incorporate all changes, to predict slope stability. According to slide the improvement to retaining walls would allow the slope to support the project.
- A site visit will be set up with the homeowner, engineer, and Commission at the project site.
- Hearing will be continued to the next public meeting.

15 Townsend Street (Notice of Intent) Continued from June 23, 2021

The application was presented by Paul Finocchio.

- Analysis of 12-inch drainage pipe on property, that will accept all runoff from the house on site.
- Silt socks and hay bales will be used for erosion control around the entire property.
- New construction will have “smart vents” on the basement level that will open and close to accompany flooding. Flood storage will be increased on site. Driveway will be impervious with crushed stones.

Motion to close the hearing and issue and OOC: Brian Corbett

Second: Stephen Machcinski

All in Commissioners voted in favor.

241 Court Road (Notice of Intent) Continued from June 23, 2021

- Susan St. Pierre, the project engineer, presented the project. No further information was needed for the application.

Motion to close the hearing and issue an Order of Conditions: Steven Machcinski

Second: Brian Corbet

All in Commissioners voted in favor.

General Business:

81 Court Road (Certificate of Compliance)

- The original project is 36 years old and was for a retaining wall and a dock and pier.

- The homeowner is requesting a Certificate of Compliance to sell the house. Since the original OOC was issued, no other work was done. Only work done was some pilings reset due to ice damage.
- A site walk will be conducted to close out the project.

Motion to adjourn was made by Karen Winn. Seconded by Steve Machcinski. The meeting adjourned at 9:02.