

TOWN OF WINTHROP

CONSERVATION COMMISSION



Karen T. Winn, Chairperson
Stephen Machcinski
Brian Corbett
Tracy Machcinski
Ana Leary
Rachel Kelly, Conservation Agent

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January 18, 2022
Meeting Minutes
Via Zoom

Commissioners in attendance: Stephen Machcinski, Brian Corbett, Ana Leary, Tracy Machcinski

Commissioners Absent: Karen Winn

Town Staff members in attendance: Rachel Kelly

Meeting called to order at 7:05.

251 Court Road, Notice of Intent

Rob Marini from NativeTech attended the meeting to present the notice of intent and the project. NativeTech confirmed that abutters to the project have been notified of the work. There is no DEP File number at this time. Proposed work within the resource area includes steps down the bank, an addition on the house over the existing garage, a pool, deck and pavers around the pool yard.

Work done to date on the site include stairs leading down the bank. The applicant stated that the bank had been primed and grubbed prior to any work. All brush along the bank had been removed. Applicant stated that the bank has been stabilized, the bank vegetation will be allowed to regrow to a natural state and is currently regrowing very quickly.

No work has been done at the pool area. The pool will be an infinity pool, with surrounding pavers and a fence.

The applicant is currently still working with the Building Department to determine a plan for roof run off, slope run off, and soil permeation.

The Commissioners requested more information on the plantings to be done on the slope, direction of roof run off and confirmation that roof runoff was not going down the slope. The Commission requested that erosion controls be installed, and a site walk be conducted.

The Commission will contact CZM and DEP to have each agency review the application and work done to gather any feedback they may have.

A monitoring report to accompany progress will be included within the special conditions when eventually issued.

Stephen Machcinski made a motion to continue the hearing until the February 1st meeting. Brian Corbett seconded the motion. All members voted in favor of continuing the hearing.

160 Winthrop Shore Drive, Notice of Intent

John Dick, the project engineer, attended the meeting to present the application.

The project will consist of demolition of the existing house and rebuilding it with a new house. There will also be a new driveway and front walkway made of flagstone. There will be no change in the lot grade, and impervious surface area will be decreased.

Erosion control will be installed along the back wall of the property and near by storm drains will be blocked during construction.

A site walk will be set up to tour the site.

Abutting neighbor from 151 Winthrop Shore Drive provided comment that they were concerned About run off.

A motion to continue the hearing until the February 1 meeting was made by Stephen Machcinski and seconded by Ana Leary. All Commissioners voted in favor.

Yirrell Beach Management Plan

Steve Calla, Director of Public Works, attended the meeting to present the NOI for the Yirrell Beach Management Plan. The NOI is partnered with a MESA application, which has already been submitted for comment, no comments have been received back yet. The current NOI will renew access to maintain Yirrell Beach.

Maintenance will include raking and back dragging the beach, digging sand away from the seawall, maintaining the Piping Plover protective enclosure, and removal of debris that washes up on beach. After work is completed, all equipment is promptly removed from the beach.

There is no MA DEP File number for this project yet.

A motion to continue until the February 1 meeting was made by Stephen Machcinski and seconded by Brian Corbett. All Commissioners voted in favor.

3 Elmwood Court

The applicant called into the meeting to discuss the Notice of Intent application. The applicant will be replacing the pilings on the existing fixed pier. The original dock is from 1974. The applicant will restore the dock to the original condition, in steps. The first step is replacing the pilings.

The Commission requested more information on specifically which pilings will be replaces, and exactly how it will be completed. The Commission will also set up a site walk.

Stephen Machcinski made a motion to continue the hearing to the February meeting. Brian Corbett seconded the motion. All Commissioners voted in favor.

777 Shirley Street

There was suspected seawall work being done at 777 Shirley Street. A cease-and-desist letter was sent to the resident. Jane and Gerard Cuddy, the homeowners, attended the meeting. The seawall was only being stabilized and no work was being done. There is no set plan for any construction to take place on the seawall at this time, but it may need work in the future due to damage done in 2011.

If there are any possible funding sources to assist with seawall work the Conservation Agent will forward them onto the residents. The Commission informed the homeowner that any work that needs to be done to the seawall will require a notice of intent.

165 Court Road

Work is being done at the site without a WCC permit. The agent will follow up with the Building Department to find out more information about building permits issued.

Other Business:

81 Court Road received a negative determination of applicability.

An enforcement application and letter will be drafted to be sent to 760 Shirley Street for work done on the beach.

1091 Shirley Street

This was a follow-up from the December meeting.

Notification to abutters was received. There is currently a MA DEP file number and no additional comments from MA DEP. A site walk will be set up.

19 Court Road

A site walk will be set up.

77 Harborview Avenue

OOC's

81 Upland Road

Updates

Motion to adjourn was made by Stephen Machcinski at 9:54 pm. Seconded by Brian Corbett.

