

TOWN OF WINTHROP

CONSERVATION COMMISSION

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



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Winthrop Conservation Commission

August 3, 2022
Meeting Minutes
Via Zoom

Commissioners in attendance: Karen Winn, Stephen Machcinski, Brian Corbett
Town Staff members in attendance: Rachel Kelly

Meeting called to order at 7:00.

Massport Presentation: Agent told Commission at hearing that Massport was “unavailable”

26 Woodside Park, Request for Determination of Applicability

Lynne Bradley, the homeowner, presented the application for a complete residing of the home. All siding removed. No roof work. Debris will require a 30 yard dumpster.

Motion to issue a negative determination with the special condition that the dumpster should remain covered at all times made by Brian Corbett. Motion seconded by Stephen Machcinski. All commissioners voted in favor.

35 Nahant Avenue, Request for Determination of Applicability

Project consists of a retaining wall to support land along property line. A land survey will be completed, work done by a mason.

Motion to issue a negative determination with special condition to set up a site walk upon completion of the retaining wall made by Brian Corbett. Motion seconded by Tracy Machcinski. All Commissioners voted in favor of the motion.

620 Shirley Street, Request for Determination of applicability.

Application presented by Carlos Medira, Edge Real Estate. Project will include rebuild of the deck, in-kind with eight sonotubes. Only digging is in basement. Remove existing porches.

Reinforcing interior porch from basement. About 45% of basement will receive slab foundation. There will be two dumpsters on site and will be covered at all times. Basement dirt will be hauled offside.

Motion to issue a negative determination made by Brian Corbett. Motion seconded by Stephen Machcinski. All commissioners voted in favor.

96 Nahant Ave, Notice of Intent

Attorney James Cipoletta and engineer Rick Salvo presented the application. The project site with within the 100 year flood plain and within 100 feet of the coastal bank.

New deck will have 10 sonotubes. The driveway will be pervious. A second-floor dormer will be installed. The project has already received approval from the ZBA. The applicant will still need to email over proof of abutter notification. The Commissioners stated that all materials must be kept out of the resource area.

Motion to close hearing and issue on order of conditions made by Brian Corbett. Motion seconded by Stephen Machcinski. All commissioners voted in favor.

81 Upland Road, continued Notice of Intent

Rick Salvo, Joy Mulins represented the application at the meeting. The continued hearing consists of pool, pool house, and yard improvements. A wetland scientist was consulted for coastal bank restoration. It was recommended that rip rap be used as a bank stabilization option. A planting plan has also been drafted for the bank stabilization. The applicant's engineer will reach out to Coastal Zone Management for consultation before finalizing plans. The top of the coastal bank has been delineated already. Another site walk will be conducted with the project engineer and CZM.

3 Loreen, Notice of Intent, continuation

Include division of marine fisherman letters in OOC. Include special condition to label all floating dock pieces. A motion to issue an order of conditions made by Brian Corbett. Motion was seconded by Stephen Machcinski. All commissioners voted in favor.

231 Court Road

Include special condition to label all floating dock pieces.

A motion to issue an order of conditions was made by Brian Corbett. Motion seconded by Stephen Machcinski. All commissioners voted in favor.

Utility maintenance work on Bayview and Beach Road by BGC and they will forward "Environmental Guidance Manual and BMPs" to commission.

A motion to adjourn was made Stephen Machcinski and seconded by Tracy Machcinski. Meeting adjourned at 9:35.