

TOWN OF WINTHROP

CONSERVATION COMMISSION



Karen T. Winn, Chairperson
Stephen Machcinski
Brian Corbett
Tracy Machcinski
Charles Kubik
Alexander Reynolds
Kim Dimes
Stacie Marley, Conservation Clerk

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Meeting Minutes ***Conducted VIA Zoom***

Wednesday March 1st, 2023 @ 7:00PM

Members present: Chair, Karen Winn, Brian Corbett, Stephen Machcinski, Tracy Machcinski, Alex Reynolds, Chuck Kubik, Kim Dimes

Members absent: None

Others Present: Stacie Marley, Town of Winthrop Conservation Clerk

7:00PM With a quorum present, Chair Karen Winn called the meeting to order with roll call.

APPROVE MINUTES:

None

NEW BUSINESS:

➤ **NOI DEP 082-0537 76 Orlando Ave. Cottage Park Yacht Club, Rep David Girard**

Parking lot improvements, installation of ADA ramp, seawall improvements, new sewer line, new water line

Supporting Documents:

1. Notice of Public Hearing for NOI 76 Orlando Ave
2. WPA form 3 NOI Application
3. NOI Wetland Fee transmittal form
4. Project narrative
5. list of abutter notification and proof of return service
6. CPYC Improvements Site Plans

7. CPYC Improvements Architect plans

David Girard, representative for CPYC presented to the commission project details & scope of work. Changing elevations in front of building to accommodate for 2 ramps. One ADA to front main entrance of the building, the other is steel and will go to the caterer's entrance. Parking lot will be cut and filled to accommodate the change in grade and storm water storage. New sewer line to be installed. New water line and new Fire protection line. Some seawall rehab work, the commission requested details on that work, David will submit. No Locus, assessors or GIS maps were submitted. Commission requested a standard plot map with property boundaries identified & resource areas located and delineated. Silt fence and straw waddles will be installed as detailed on plans. Silt sock will be installed in catch basin on Orlando Ave. Commission addressed concerns about storm water sheeting direction. David advised that it will all flow to southeast corner under clubhouse into ocean, same as it does currently.

Chair opened public comment period.

Diane Canavan, 3 Woodside Park: clarification of which seawalls are in the scope of work. David confirmed wall location. Concerned about re-grading of parking lot and whether that will increase water sheeting to the east side of property. David confirmed no, it will flow southerly to ocean.

Debbie McDonald, 10 Woodside Park: Asked for details on Silt Fence installation, locations and whether it is permanent. David confirmed details & temporary measure only. Concerns about dumpster, overflow garbage is taken back out to the ocean from high tide water lever coming over sea wall. Will location change? David: No. Any considerations for pervious pavement? David, explained that it is too involved & costly. Commended David for the project ADA improvements and front entrance roof coverage.

Chair confirmed no other public comments.

David will contact Stacie Marley to arrange a site walk date/time. And will be submitting plot map with details required by commission.

Motion to continue hearing by Kim Dimes. Second by Stephen Machcinski.

Commission voted unanimously to continue the NOI hearing for CPYC Improvements date tbd.

ONGOING BUSINESS:

➤ **NOI 082-xxxx CPYC 76 Orlando Ave**

Marina Expansion

Hearing postponed at the request of applicant prior to the meeting.

➤ **NOI 082-0536 160 Sewall Ave, David Hubbard**

Construct new single-family home on vacant lot.

Applicant not present for hearing. Second site walk to be scheduled. Confirmation of lot being "buildable" from building dept.

➤ **Certificate of Compliance for 3 & 5 Johnson Terrace, Carmine Sodano**

Photos of completed work have been submitted to commission. Site walk will be scheduled to confirm project compliance and issue COCs.

➤ **239/241 Court Rd.** Commission has received a copy of Chapter 91 temporary license.

➤ **Bylaw Update**

Waiting to meet with new Town Attorney when his schedule allows to discuss Conservation enforcement & fines for Wetland violators.

➤ **NOI 082-0535 450 Pleasant St. Daniel Abbott**

construct new garage.

Per DEP comments project requires Chapter 91 License and Land Subject to Coastal Flooding Delineation. Applicant & Representative are aware.

Supporting Documents:

1. Emails from DEP and MA waterways.
- 2.

Motion to adjourn made by Kim Dimes. Second by Steve Machcinski.

Commission voted unanimously to adjourn at 8:30PM

Minutes submitted by:

Kim Dimes