

TOWN OF WINTHROP

CONSERVATION COMMISSION



Kim Dimes, Chairperson
Stephen Machcinski
Brian Corbett
Tracy Machcinski
Charles Kubik
Alexander Reynolds
Tim Wilson
Stacie Marley, Conservation Clerk

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Meeting Minutes

Public Meeting Conducted VIA Zoom

Wednesday, January 10, 2024, at 7pm

Members present: Kim Dimes, Tracy Machcinski, Al Reynolds, Tim Wilson, Chuck Kubik

Clerk: Stacie Marley

Public Present: Joe Fournier, Elizabeth Wallis, Eric Bradanese, John Crowell, Jeff Drago, David Clougherty, Alan Pepin, Joseph Clougherty, Enrico Innocenti, Peter Martino, Charlie Crovo, Lian Davis, Marissa Seifert, Chris Tsiotis

7:02 PM With a quorum present Kim Dimes called the meeting to order.

Some items were taken out of order.

OLD BUSINESS:

- **RDA 58 Cutler Street Applicant:** Charles Crovo, Dunhill Builders **REP:** Elizabeth Wallis, Hayes Engineering

This proposed project includes demolition of the existing shed, 1st and 2nd floor enclosed front porches & foundation. Installation of new foundation and new enclosed porches.

Construction will remain in the same footprint. Additional renovations include construction of new dormers to expand the 3rd floor and other minor structural upgrades. The commission decided this project has a positive determination and is subjected to WPA jurisdiction, land is subject to land subject with coastal storm flowage, resource area and does not meet performance standards. We will need a stamped plot plan with elevations.

Roll Call Vote for a POSITIVE Determination: Tracy Machcinski – YES

Al Reynolds – YES

Tim Wilson – YES

Kim Dimes – YES

➤ **Continued Public Hearing for NOI DEP#082-0548 23R Washington Avenue Applicant:**

Richard Zygala **REP:** Elizabeth Wallis, Hayes Engineering

The applicant and the neighbors have come to an agreement and sent the Commission a list of items to be included in the Order of Conditions.

Motion made by Tracy Machcinski - 2nd by Tim Wilson to close the public hearing and Issue the Order of Conditions.

Roll call vote to Issue the Order of Conditions: Tracy Machcinski – YES

Chuck Kubik – YES

Tim Wilson – YES

Kim Dimes – YES

➤ **Continued Public Hearing for NOI DEP#082-0549 76 Orlando Avenue Applicant:** Cottage Park Yacht Club **REP:** Lian Davis

The commission would like to have the club close out two older Order of Conditions so we can issue the Certificates of Compliances. Alan Pepin spoke about the Chapter 91 license and stated that they are awaiting our Order of Conditions before they issue the Chapter 91 license. The Commission would like clarification on the Chapter 91 license.

Motion made by Kim Dimes - 2nd by Al Reynolds to continue the public hearing.

Roll call vote to continue hearing: Tracy Machcinski – YES

Al Reynolds - YES

Tim Wilson – YES

Kim Dimes – YES

➤ **Public Hearing for NOI DEP#082-0553 108 Tafts Avenue Applicant:** David Clougherty **REP:** Peter Martino/Marissa Seifert

The proposed project includes addition to an existing 2-family home, composite decking and stairway on the first floor, and the addition of a bulkhead and structural piers on the basement. Commission would like to schedule a site walk and have the site show the delineation of the coastal dune. No public comment. Public comment is closed.

Motion made by Tracy Machcinski- 2nd by Chuck Kubik to continue the public hearing.

Roll call vote to continue hearing: Tracy Machcinski – YES

Al Reynolds – YES

Chuck Kubik – YES

Tim Wilson – YES

- **Public Hearing for NOI DEP#082-0551** 121 Court Road **Applicant:** Jeffrey Drago **REP:** Eric Bradanese, Engineering Alliance

The proposed project includes construction of a fixed pier and floating dock to access Boston Harbor from the dwelling. This will require a Chapter 91 license. The pier will be about 181.5 feet long, the floating dock system will have at least three feet of water under the dock. They will also be filing a COC from some previous work that has been completed, will submit for the next meeting. Commission would like to schedule a site walk. No public comment. Public comment closed.

Motion made by Al Reynolds - 2nd by Tracy Machcinski to continue the public hearing.

Roll call vote to continue hearing: Al Reynolds – YES

Tim Wilson – YES

Tracy Machcinski – YES

Chuck Kubik – YES

- **Public Hearing for NOI DEP#082-0552** 56 Fairview Street **Applicant:** Joseph Schettino **REP:** Eric Bradanese, Engineering Alliance

The proposed project includes redevelopment of existing, demolition of a single-family home and the construction of a 2-family duplex, utilities, and other incidental site work.

Commission would like to schedule a site walk. No public comment. Public comment closed.

Motion made by Al Reynolds - 2nd by Chuck Kubik to continue the public hearing.

Roll call vote to continue hearing: Tracy Machcinski – YES

Al Reynolds – YES

Tim Wilson – YES

Chuck Kubik – YES

- **Request for Determination of Applicability:** 41 Cutler Street **Applicant:** Enrico Innocenti 41 Cutler Street **REP:** Joseph F Fournier, Jr. JFF Design Architects

The proposed project includes the replacement of front and rear deck porches on an existing 3-story, 6-unit condominium building. Existing granite pier supports will be reused and helical piles will be installed for additional support. The Commission would like an engineer report. There is no documentation on how work will proceed. Site Walk was conducted on 1/8/2024. Commission made a POSITIVE determination. They will need to file NOI.

Motion made for POSITIVE Determination by Kim Dimes.

Roll call vote to continue hearing: Tracy Machcinski – YES

Al Reynolds – YES

Tim Wilson – YES

Chuck Kubik – YES

➤ **Request for Certificate of Compliance DEP File #-082-0387**

For the Order of Conditions issued to CPYC 76 Orlando Avenue

Site walk conducted on 12/20/23 w/REPS: Lian David & Alan Pepin

Roll call vote to issue Certificate of Compliance: Tracy Machcinski – YES

Al Reynolds – YES

Tim Wilson – YES

Chuck Kubik – YES

➤ **Request for Certificate of Compliance DEP File #-082-0373**

For the Order of Conditions issued to CPYC 76 Orlando Avenue

Site walk conducted on 12/20/23 w/REPS: Lian David & Alan Pepin

Roll call vote to issue Certificate of Compliance: Tracy Machcinski – YES

Al Reynolds – YES

Tim Wilson – YES

Chuck Kubik – YES

Motion made by Chuck Kubik, 2nd by Tracy Machcinski to approve the first half of 2023 Meeting Minutes. The Commission voted unanimously to approve.

8:50 pm *Meeting Adjourned* motion made by Chuck Kubik, 2nd by Al Reynolds. Commission voted unanimously to adjourn.