

TOWN OF WINTHROP

CONSERVATION COMMISSION



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

100 KENNEDY DRIVE
WINTHROP, MA 02152-3156
Telephone (617) 846-4344 ext. 2701
E-mail: conservation@winthropma.gov
Web: www.winthropma.gov

Meeting Minutes

Public Meeting Conducted VIA Zoom

Wednesday, April 2, 2025, at 7pm

Members present: Stephen Machcinski, Tracy Machcinski, Chuck Kubik, Jared Siegel and Tim Wilson

Absent: Al Reynolds

Public Present: Virginia Noiles, Tom Chiudina, Daniel Murphy, Peter Gill, Drew Stock, Rick Salvo, Bianca Malatesta

7:00 PM With a quorum present Kim Dimes called the meeting to order.

NEW BUSINESS:

172 River Road: The Commission discusses unauthorized clear-cutting and construction at 172 River Road, which had previously received approval for a garage addition. They review historical imagery and the original RDA application, noting significant changes including tree removal, fence installation, and a retaining wall, all without proper permits. The Commission agrees to send a letter requesting the property owner to appear before them to explain the unauthorized work and discuss potential remedies. They also express concern about the apparent extension of the property line beyond what seems typical for the area.

➤ **Notice of Intent DEP#082-0565** 98 Bayview Avenue

Applicants: Daniel Murphy **REP:** Rick Salvo, Engineering Alliance

The proposed project includes construction of an addition to an existing single-family dwelling. Rick Salvo, representing the applicant, presents the project details, including the addition's flow-through foundation and its location within the 100-foot buffer zone of a salt marsh. He also addresses unauthorized landscaping work that occurred in the backyard, suggesting that the Commission provide input on how to rectify this issue.

Public Comment opened at 7:21 p.m.

Tom Chiudina and Virginia Noiles expressed concerns about the impact of Daniel's property development on the surrounding area, particularly the elevation changes and the placement of boulders on public property. He also mentioned the issue of illegal docks in the area, which is a topic being addressed by the harbormaster and town manager. Kim acknowledged Tom's input and mentioned that the commission is working on a solution for the docks. Bianca Malatesta, a resident across the street from Daniel's property, was present to observe the meeting but did not speak.

Public Comment closed at 7:28 p.m.

The Commission discusses the unpermitted retaining wall and elevation changes on town property adjacent to 98 Bayview Avenue. They agree to consult the town attorney, town manager and DPW Director about options before proceeding.

Motion made by Tracy Machcinski - 2nd by Tim Wilson to continue to April 16th meeting. Unanimous vote.

Update on Fisherman's Bend: Kim discussed the status of the Fisherman's Bend project, which is still awaiting approval from the Army Corps of Engineers for dredging. They also mentioned a new MVP grant for restoration that was submitted.

Miscellaneous: They discuss issues with floating docks not being removed in winter as required, causing damage to salt marshes and beaches. Kim plans to discuss dock enforcement with Tony and potentially have the harbormaster appear before the commission.

Approval of meeting minutes for January and February.

8:01 pm *Meeting Adjourned* motion made by Jarid Siegel, 2nd by Tim Wilson. Commission voted unanimously to adjourn.