

TOWN OF WINTHROP

CONSERVATION COMMISSION



Charles Kubik, Chairperson
Stephen Machcinski
Tracy Machcinski
Alexander Reynolds
Jarid Siegel
Landon LaPorte
Cort Blade - Conservation Clerk

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Meeting Minutes

Public Meeting Conducted VIA Zoom

Wednesday, September 9, 2026, at 7pm

Members present: Chuck Kubik, Stephen Machcinski, Jarid Siegel, Landon LaPorte, Al Reynolds, Tracy Machcinski

Absent:

Public Present: Steve Calla, Rick Salvo, Gene Catizano, Cooper Offard, William Hayes, Dalibor Konchar, Darren Baird, Amy Baird, Jeremy Hmura, Kim Dimes, Peter Gill, Theresa (last name unavailable)

7:00 PM With a quorum present Chuck Kubik called the meeting to order.

OLD BUSINESS:

- **Cont'd Public Hearing DEP File # 082-0571** 44 Faun Bar Avenue
- **Cont'd Public Hearing DEP File # 082-0570** 50 Faun Bar Avenue
- **Cont'd Public Hearing DEP File # 082-0569** 58-60 Faun Bar Avenue

No new updates on these Files. Carried forward to September 30 meeting.

NEW BUSINESS:

- **Request for Determination of Applicability 183 River Rd.**
- **Applicant:** William Hayes
- **Construct new garage on concrete slab**

After completing site walk on 8/27 regarding the building of a new garage on a concrete slab, the commission determined the project does not impact applicable resource areas or Wetlands. All commissioners agreed with a negative determination and unanimously voted to approve a negative determination.

- **Request for Certificate of Compliance - 160 Sewall Ave. DEP file 082-0536.**
- **Applicant: Robert Hubbard / Eugene Catizano**
- **Construction of a 2.5-story single family home with a garage.**

After completing site walk on 8/26 and viewed the completed 2.5 story single family home with garage located at 160 Sewall Ave. After reviewing the plans and the finished product the Commission voted unanimously to issue the Certificate of Compliance.

- **Request for Certificate of Compliance 235 Court Rd. DEP file 082-0558**
- **Applicant: Jeremy Hmura / Rick Salvo – Engineering Alliance Inc.**
- **Construction of a deck and mitigative plantings over an existing coastal bank**

The Commission performed a site walk on 8/26 and viewed the completed deck and the plantings for this project. The Commission unanimously agreed to issue the Certificate of Completion.

- **Request for Certificate of Compliance 17 Winthrop St. DEP File 082-0566**
- **Applicant: Darren and Amy Baird / Rick Salvo – Engineering Alliance Inc.**
- **Reconstruction of an existing post and lagging sea wall.**

The Commission performed a site walk on 8/26 and viewed the completed post and lagging sea wall for this project. After reviewing the plans and the work performed, the Commission unanimously agreed to issue the Certificate of Completion.

- **Notice of Intent 17 Winthrop St. DEP File 082-0572**
- **Applicant: Darren and Amy Baird / Rick Salvo – Engineering Alliance Inc.**
- **Reconstruction of an existing single-family dwelling. The work will include the demolition of the existing single-family dwelling and the construction of a proposed dwelling of similar footprint and location.**

The Commission performed a site walk on 8/26 and viewed the plans and location for the new house. Rick Salvo explained that the existing house would be demolished and replaced with a similar structure featuring a 10-inch grade raise to move it out of the floodplain, with a basement included in the design. The Commission voted unanimously to approve the NOI and issue an Order of Conditions.

- **Notice of Intent 42 Argyle St. DEP File 082-0573**
- **Applicant: Cal's Autobody of Winthrop / Rick Salvo – Engineering Alliance Inc.**
- **Reconstruction of an existing commercial garage (same footprint) and construction of a new 60'X160' commercial building.**

The Commission performed a site walk on 8/26 and viewed the plans and location for the new commercial garage and location for the new 60'x160' commercial building. Rick Salvo explained that the project, located in a floodplain near the salt marsh, would involve raising the grade, installing

stormwater management systems, and bringing in a water main. The commission asked questions about the site conditions and foundation replacement, and after no objections were raised voted unanimously to approve the NOI and issue an Order of Conditions.

- **Notice of Intent 265 Court Rd. DEP File 082-0574**
- **Applicant: Dalibor Konchar**
- **Project includes a 2ft. high retaining wall and the installation of an 11x20 foot platform with an enclosure for a hot tub.**

The Commission performed a site walk on 8/27 and viewed the plans and location for the 2-foot-high retaining wall and the 11-by-20-foot platform with hot tub enclosure, as well as the mitigative plantings. The Commission voted unanimously to approve the NOI and issue an Order of Conditions

- **Emergency Order - 242 Grand View Ave. – Emergency repair to rip rap wall.**

DPW Director Steve Calla explained that a deteriorated wooden bulkhead needs to be replaced with riprap to prevent further erosion and protect the homes across the street. The commission approved the emergency order without a formal vote, as the paperwork had already been prepared. Director Calla confirmed that the work would be completed by barge, and a certificate of compliance would be submitted following completion of the riprap installation.

- **Cottage Park Yacht Club (Marine Facilities Committee) – Replacement of 10 fire damaged marina pilings in kind.**

The group discussed a notification from Cottage Park Yacht Club regarding their plan to replace 10 fire-damaged marina pilings under the Wetlands Protection Act, with Chuck explaining that a draft order of conditions would be issued within 30 days. Stephen raised questions about the type of pilings being used and the disposal of old ones, which Chuck confirmed would be removed via water barge using the same type of piling.

The following email was received and outlines the time frame and scope of work to be performed.

On behalf of the Cottage Park Yacht Club's Marine Facilities Committee, this email is meant to serve as notice that the Club will be replacing 10 fire damaged pilings in the marina on or about September 9th in accordance with Section 310 CMR 9.22.1(c). We have also sent written notice to MA DEP by mail as required by this section.

The work will be done by Smith Marine over the course of 3-4 days, weather permitting. The 10 existing fire damaged pilings will be replaced with identical 15-16 in diameter greenhearts and placed in their exact current location.

If you or another representative of the Conservation Commission would like to visit the site to review the work, please let me know and we can provide access.

Please let me know if you have any questions or need any additional information.

Thank you,

Lian Davis AIA, LEED AP BD+C

Principal

General Discussion:

➤ **Coastal Cleanup**

The group discussed organizing a coastal cleanup event for early October, with Kim Dimes proposing to clean Donovan's Beach and public access along Johnson Avenue. The Commission agreed on October 3rd as the date, timing it with low tide from 11:00 AM.to 1PM.

➤ **An emergency meeting to approve the three continued Faun Bar Projects will be held on Sept. 30th.**

8:40 pm Meeting Adjourned Motion made by Stephen Machcinski, 2nd by Tracy Machcinski. Commission voted unanimously to adjourn.