

# Department of Planning and Community Development

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Mayor Joseph C. Sullivan

**Braintree Conservation Commission**  
Patrick Flynn, Chair  
Donald Murphy, Vice-Chair  
Diane Francis  
Matthew Hobin  
Daniel J. McMorrow, Jr.  
Gail Poliner-Feldman  
Alan Weinberg  
  
Staff Kelly Phelan

## CONSERVATION COMMISSION MEETING MINUTES THURSDAY, AUGUST 1, 2013

Present: Patrick Flynn, Chair; Gus Murphy, Vice Chair; Gail Feldman, Diane Francis; Matthew Hobin, Daniel McMorrow, Alan Weinberg & Kelly Phelan, Staff

### Public Hearings

#### **Notice of Intent DEP File #8-621 177 Commercial St./O'Leary**

**APPROVED**

Mr. Flynn opened the public hearing for 8-621. Attorney Carl Johnson was present with James O'Leary, the property owner and Sean Hardy, the project engineer.

Mr. Johnson said the property identified as Map 3008, Plot 8 is 17,775 square feet and has split zoning; both residential and commercial. The proposal is demolish an existing two-family structure and build a colonial reproduction which will contain 5 units. Mr. Johnson showed photographs of a similar design built at 70 Front St. in Weymouth. He noted that the footprint of the new building will be smaller than the existing building. He said they need 10 parking spaces to comply with the zoning bylaw.

Mr. Johnson passed out copies of the town's topographic map with 177 Commercial St highlighted. He noted that the map showed an existing gravel parking area in a similar location to the proposed parking lot. He also passed out copies of the soil test pit log. He noted that they are pulling the structure forward away from the river to accommodate parking behind the structure.

Mr. Hardy presented the project site plan, noting the existing and proposed building footprints. He discussed the soil logs. There were 3 test pits done; one in the location of the infiltration and two off of the back of the building. Fill was encountered in all of the test pits but in the infiltration area fill was encountered through the enter excavation down to 88 inches.

Mr. Hardy pointed out the driveway and parking lot locations and discussed the stormwater management system. They propose a 3 unit Cultec system to infiltrate the required volume and reduce peak runoff flows. A 6 inch overflow pipe will outlet to a flat area which will have a 6 foot by 10 foot rip rap pad for scour protection. He said even in a hundred year storm there would only be about 2 cubic feet per second overflowing. He also pointed out an area behind the parking to be landscaped with native shrubs.

Mr. Flynn asked if there was a transition between the parking area and the "wild" area. Mr. Johnson said Mr. O'Leary would be working with an appropriate person on a restoration area plan.

Staff noted that she expected the guardrail to be at the edge of the parking area rather than the middle of the open area. Mr. Johnson said that would be revised.

Ms. Feldman asked about the potential for flooding and effects on the neighbors. Mr. Hardy said the runoff flows straight to the river and they will be reducing the runoff that would leave the site. He added that Mr. O'Leary planned to install a cistern to capture roof runoff for gray water use. He did not revise the calculations to remove the roof runoff because, after a few days of rain the cistern would be full and then the roof runoff would be flowing through the treatment system.

Ms. Feldman asked about maintenance. Mr. Hardy said a deep sump catch basin will flow to the infiltration system. It is called to be inspected twice a year and with a 10 space parking lot it should not require a lot of sediment removal. The catch basin will have a 4 foot sump with a hood to prevent floatables from flowing out.

Mr. Weinberg asked about the quality of the fill. Has it been examined? How clean is it? Mr. Hardy said he didn't do the test pits.

Ms. Feldman asked about the effect of the project on the river itself. Mr. Hardy said they will be treating to the stormwater standards and removing 85% TSS (total suspended solids) and reducing the volume running of but feeding the river through groundwater which is cleaner than runoff. He said they will also be restoring a buffer of native grass and shrubs.

Mr. O'Leary addressed the use of cisterns raised earlier by Mr. Hardy. He said he spoke to the plumbing inspector who will allow the use of cisterns for gray water for the house. Two one-thousand gallon cisterns will be installed.

Ms. Feldman suggested a site visit.

Mr. Flynn asked for public comment.

Michael McCafferty from 175 Commercial St. said there is a substantial grade difference and he has seen auto parts and other material in the fill.

The Commission agreed that they would look at this during the site visit.

Motion by Mr. Weinberg, second by Ms. Feldman, to continue the hearing to the August 29<sup>th</sup> meeting  
Vote: 6-0.

Staff informed the Commission that during site visits to 177 Commercial St. she had observed problems with 191 Commercial St. including trash and recycling debris on the riverbank, among other issues. She drafted an enforcement letter and will send it out.

### **Approval of Minutes**

Motion by Mr. Weinberg, second by Mr. Murphy, to accept minutes of July 11, 2013.

### **Adjourn**

Motion by Mr. Weinberg, second by Mr. Murphy, to adjourn the meeting at 8:20pm. Vote: 6-0.