

Board of Directors Meeting  
SSTTDC Conservation Commission  
Applicable Subdivision Board  
October 11, 2011 @ 8:30am

Directors Present:                Joseph Connolly, Vice Chairman  
   James W. Lavin, Clerk  
   Jeffrey Wall  
   John Ward

Directors Unable to Attend:    Gerard Eramo, Chairman

Also Present:    Kevin R. Donovan, Chief Executive Officer  
                         James Young, Project Manager  
                         Steve Ivas, SSTTDC Conservation Agent  
                         Beth Mitchell, Legal Counsel

The Vice Chairman called the meeting of the Board of Directors, Conservation Commission and Applicable Subdivision Board to order at 8:35am.

Conservation Commission PUBLIC HEARING opened at 8:36am.

Mr. Young introduced the Notice of Intent for the reconstruction and widening of Trotter Road from the MBTA railroad tracks to the Parkview Street intersection. It included travel lanes, parking lanes, sidewalks, 84 space parking area and a stormwater management system, all part of the multimodal center project.

Mr. Gene Crouch, Vanasse Hangen Brustlin, Inc. (VHB) identified the work that would occur within the Riverfront Area of the West Branch of French's Stream and the Buffer to the Bordering Vegetated Wetland.

Mr. Ivas stated the work in the Riverfront Area complied with the Wetlands Protection Act Regulations, and that he had several detailed discussions and field inspections with the VHB staff. He indicated it was a good project that would actually increase the wetland area - a positive thing for wildlife habitat, and recommended approval of the Notice of Intent.

Mr. Wall was informed that the culverts under French's Stream and the headwall were in good condition, that there was no plan to remove or replace them; and that there were no endangered turtles on the west end of the Parkway project.

Mr. Connolly was informed that the existing catch basin, (near French's Stream and the proposed detention basin) was 4 ft. deep, the constructed stormwater wetland would be 10 ft. deep to hold a 100 year storm. Mr. Connolly was also informed that an apartment complex, under construction, was located on the corner of Trotter Rd. and Parkview Street.

Mr. Lavin was informed that MassDEP Stormwater Regulations did not allow increases to peak discharges into a receiving stream. The proposed constructed stormwater wetland would detain stormwater so as not to overwhelm French's Stream.

#### PUBLIC COMMENT

Ms. Marques, Weymouth, was informed that the existing outlet to French's Stream was a box chamber with a 24" pipe, that future water flow would be variable depending on storm sites and water elevation, that there would be standing water in the proposed detention basin for most of the year like a pond with aquatic vegetation, that no disturbance to inland banks would occur, that the concrete box basin sat on the side of the channel and that a discharge pipe would be installed into the back of the structure.

**VOTED: Motion of Jeff Wall, seconded by James Lavin, to close the public hearing  
Unanimous 4-0 vote**

The Public Hearing closed at 8:55am

Board Measure 11-055 – Notice of Intent E/W Parkway Phase II – Trotter Rd.

**VOTED: Motion of Jeff Wall, seconded by James Lavin to approve the Notice of Intent dated September 19, 2011 submitted by VHB on behalf of the Corporation associated with the reconstruction of Trotter Road as part of the East-West Parkway Project. All conditions of the approval shall be as noted in the Order of Conditions prepared by the Corporation's conservation agent**

**Unanimous 4-0 vote**

Applicable Subdivision Board

Parcel 91-597-17

Mr. Young reviewed the ANR Plan of Land for the creation of Lot #1 (a part of existing tax parcel 91-597-17) which is a precursor to a possible property transfer from LNR to Bay Cove Human Services. Mr. Wall was informed that Bay Cove would be under SSTDJ jurisdiction for any building renovations. Mr. Young noted that he was not aware of any expansion plans by Bay Cove, but they did express an interest in repairing HVAC systems.

Board Measure 11-057 ANR – Bay Cove parcel

**VOTED: Motion of Jeff Wall, seconded by James Lavin that approval under the Subdivision Control Law is not required for the subdivision of the Bay Cove parcel as shown on the ANR Plan of Land dated September 22, 2011, as the ANR Plan meets the criteria set forth in Section 1.4 (G) of the Subdivision Regulations, including, without limitation, that the proposed lot fronts on a way in existence when the Subdivision Control Law became effective, having in the opinion of the Applicable Subdivision Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land**

**Unanimous 4-0 vote**

Parcels R3C and R3D

Mr. Young reviewed the ANR Plan of Land submitted by Whitman Homes proposing a subdivision of Parcels R3C and R3D with no changes to the perimeter boundary of the parcels. The subdivision, located on Parkview Street between Privet Path and Stonehaven Drive, included 6 single family homes, 7 town homes and an alleyway (14 lots in all). Mr. Young noted the ANR plan was consistent with the Development Plan.

Board Measure 11-056 ANR – Phase 1A Parcels R3C and R3D

**VOTED: Motion of James Lavin, seconded by Jeff Wall that approval under the Subdivision Control Law is not required for the subdivision of Parcels R3C and R3D as shown on the ANR plan of Land dated September 27, 2011**

**3-0-1 Vote John Ward Abstained**

**VOTED: Motion of John Ward, seconded by Jeff Wall to enter into Executive Session for the purpose of discussions on NAVY Purchase Agreement, LNR Pass-Through Agreement and a pending litigation agreement for judgment with Eventide Homes; to reconvene in Open Session**

**Lavin, aye, Wall, aye, Ward, aye, Connolly aye**

Open Session ended at 9:05am

Executive Session ended at 9:50am

**VOTED: Motion of James Lavin, seconded by John Ward to adjourn the meeting**  
**Unanimous 4-0 vote**

The meeting ended 9:50am

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Mary Cordeiro, Recording Secretary

Joseph Connolly, Vice Chairman

Documents Reviewed at the Meeting:

Notice of Intent 9/19/11 – Trotter Rd. /EWP

Conservation Agent Report - Trotter Rd. /EWP

Proposed Order of Conditions – Trotter Rd. /EWP

ANR Plan of Land – Bay Cove

ANR Plan of Land – Parcels R3C and R3D