



TOWN OF SWAMPSCOTT

CONSERVATION COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

TOM RUSKIN, CHAIR
TONIA BANDROWICZ, VICE CHAIR
MARC ANDLER
COLLEEN HITCHCOCK
MONICA LAGERQUIST
JENNIFER SIMON LENTO
MONICA TAMBORINI

APRIL 26, 2018 MEETING MINUTES

Time: 7:53pm – 8:40pm
Location: Swampscott Police Headquarters, Community Room, 531 Humphrey Street
Members Present: T. Bandrowicz, T. Ruskin, M. Lagerquist, J. Simon-Lento, C. Hitchcock
Members Absent: M. Andler, M. Tamborini
Others Present: Peter Kane (Director of Community Development), Margaret Ansara (business owner), Peter Hasak (applicant), Audie Osgood (engineer)

Meeting called to order by Chair Ruskin at 7:53p.

REQUESTS FOR DETERMINATION OF APPLICABILITY

555 ESSEX STREET (STOP & SHOP)

Audie Osgood (DiPrete Engineering) presented on behalf of their client, Ahold USA (applicant). He noted that they use "450 Paradise Road" as the mailing address but acknowledged the town address is 555 Essex Street. He walked through the site plan - the wetlands, buffer, and parking area/access road. Orange was marked out for the limit of work. Portions of the access road and back loading area are in bad condition. They'll replace the sublayer and replace the asphalt in these bad areas. The rest of the parking lot and access road will have a couple inches milled and repaved/restriped.

T. Bandrowicz asked where the drain pipe and basin are located. One of the basins at the back of the store is completely filled up with limbs and dirt and isn't functioning. They're planning to install a stone trench at the back of the store. Stormwater will go into the retention area and remainder will go into the storm drain and out to the wetlands.

T. Bandrowicz noted that the access road does flood a couple times a year and if that will be tackled. Mr. Osgood said the pipe that drains into the wetland is often blocked with water. There's another pipe outlet to the east that's filled with debris. They could clear that out which will help with drainage from the access road.

C. Hitchcock noted that Stop & Shop has been plowing snow into the wetland. She's concerned with that and asked if they could perform snow storage elsewhere.

T. Bandrowicz asked if another element like a bioswale could be installed near the access road to assist with the flooding. Mr. Osgood said he'll speak with Stop & Shop about that idea. She also asked if there are any areas where permeable surface could be used.

T. Ruskin noted that the Commission may need to focus on the area of work and recognize this is about Stop & Shop as a tenant but the bigger picture is the whole mall area.

The Commission discussed the applicability of the work with relation to WPA.

M. Lagerquist asked if there's an oil-water separator. Mr. Osgood said there is not.

MOTION: by T. Bandrowicz for a negative determination with a condition that the existing headwall opposite the storefront is repaired and cleared for proper flow and that snow clearing may not occur within the wetland resource area, seconded by M. Lagerquist, unanimous.

NOTICES OF INTENT

173 SALEM STREET (TEDESCO COUNTRY CLUB)

DEP FILE #71-310

Peter Hasak (applicant) stated that they have some more construction activity at Tedesco Country Club to be done this spring. They would like to do some work at the #5 hole (filling in an entire bunker with gravel material and sodded) and replace/rework some of the asphalt cart paths at hole #5 and #8. He showed some photos of existing conditions. They'd replace and recycle the asphalt (go to Aggregate). They'd correct the grade during that work. They'd also build a new tee near the snack shack so that it pitches toward the driveway and into the town drainage system. They won't touch the bridge that goes over the stream. He said the new tee will in addition to the one that's next to the pond/stream.

An updated scope of work was handed out (to be included in the OOC).

Mr. Hasak said that the special conditions set for 71-309 would be appropriate for this project if the Commission agrees.

MOTION: by T. Bandrowicz to issue an Order of Conditions with the same special conditions at 71-309, seconded by C. Hitchcock, unanimous.

MEETING MINUTES

The Commission reviewed the minutes from the March 1 meeting. There were no comments.

MOTION: by J. Simon-Lento to approve the March 1 minutes, seconded by T. Ruskin, unanimous.

DISCUSSIONS & VOTES

LINSCOTT PARK & HAROLD KING FOREST

The Recreation Director has requested a vote from the Commission regarding the scheduling of Linscott Park and Harold King Forest. The Commission had previously given the authorization but it hadn't been recorded in the minutes.

Scheduling of the park will include collection of fees by the Recreation Director to then go into the Conservation Fund.

T. Ruskin said it used to take a lot of time when the Commission would have to handle this. It often meant possible delays as people wanted to reserve the gazebo or parks would have to wait for the next Conservation Commission meeting. Having a staff person in Town Hall will help to react more quickly to requests.

MOTION: by T. Bandrowicz to authorize the Recreation Director on the Conservation Commission behalf any scheduling or permitting of Linscott Park and Harold King Forest and additionally authorize the Director to collect fees for the use of the gazebo area and to place such funds in the Conservation Account, seconded by T. Ruskin, unanimous.

The Commission then discussed the fee schedule for the gazebo. T. Ruskin wondered if the scale of the use should dictate a larger fee. They discussed the option of it being time based.

MOTION: by T. Bandrowicz to set a fee schedule of \$75 for 2 hours or less and \$150 for over 2 hours, seconded by M. Lagerquist, unanimous.

DISCUSSION TOPICS

CONSERVATION COMMISSION WARRANT ARTICLE

T. Bandrowicz discussed that there's a warrant article for this Annual Town Meeting that will transfer the interest earning from WPA filing fees into the Conservation Fund so that the Conservation Commission will then be able to use that money toward upkeep of the conservation lands.

MOTION: by T. Bandrowicz to support the article, seconded by T. Ruskin, unanimous.

EWING WOODS ENCROACHMENT

The Commission asked P. Kane if there was any remaining encroachment issues at the Charles Ewing Woods (conservation land). He said all residents who received the encroachment enforcement letters had followed up and corrected the issues except for the residents at 96 Kensington Lane. The Commission discuss their options in order to cure the issue.

MOTION: by T. Bandrowicz to send a second and final warning to 96 Kensington Lane with a CC to Town Counsel, seconded by C. Hitchcock, unanimous.

CLIMATE ADAPTATION

T. Bandrowicz will be attending the next Planning Board meeting to discuss adding language regarding climate change to the zoning bylaw. This came up during a recent MACC conference. The language includes requirements that development projects have to take into account climate impacts. T. Bandrowicz will report back to the Commission.

NEXT MEETING

The Commission confirmed that the next meeting date will be Thursday, May 24 at 7:30p.

MOTION: by T. Ruskin to adjourn, seconded by M. Lagerquist, unanimous.

Meeting closed at 8:40p.

S. Peter Kane
Director of Community Development

TOWN OF SWAMPSCOTT

CONSERVATION COMMISSION

Public Hearing

Date:

Name	Address	Telephone	E-mail	Affiliation
Audie Osgood with Diprete Eng	2 Stafford CT Cranston, RI	401-943-1000	aosgood@ diprete-eng.com	on behalf of Ahold - Stop & Shop
Peter Hask	173 Salem St SWAMPSCOTT	978-998-2681	phasak@tedesco CC.ORG	Tedesco Country CLUB