

## **Minutes of the Taunton Conservation Commission September 18, 2023**

Present: Chair Steven Turner, Vice-Chair Debra Botellio, Commissioners Joshua Borden, Richard Enos, Luis Freitas, Matthew Haggerty & Jan Rego. Conservation Agent, Michele Restino & Recording Secretary, Denise Irving also present.

**Motion to approve the minutes of August 21, 2023 DB, second JB, so voted.**

### **CONTINUED PUBLIC HEARING:**

- 1. Winthrop Street (Assessor's 103-28), D.I. Trust II, NOI, SE73-2921** -for one infiltration basin in association with a proposed 135 SFH lot subdivision on parcels in Dighton. Motion to continue until 10/23/23 JB, second, DB, so voted
- 2. Krijo Lane Roadway & Drainage, DeMello/Krista Realty Trust, NOI, SE73-XXXX** -construction of two drainage basins & associated grading for a roadway improvement project. Motion to continue until 10/23/23 DB, second JB, so voted.

**Motion to go into Executive Session JB, second DB, so voted. Roll call vote.**

**Motion to go out of Executive Session JB, second LF, so voted. Roll call vote.**

**One vote taken in Executive Session to continue until 10/23/23 JB, second JR, so voted.**

### **PUBLIC HEARING:**

- 1. 35 Davis Street, Curran, NOI, SE73-3056** -for a septic system repair with associated site grading, disturbance, and upgrading of the bulkhead. Brad Fitzgerald, SFG Associates present. Motion to issue Order of Conditions with Special Conditions 1-5, 8, 9, 21, & 25-27 DB, second JB, so voted.

Documents: Legal Ad, Field Report, Plan

- 2. 61 Shore Drive, Hill, NOI, SE73-3057**-proposing to add new retaining walls, walks, stairs, patio and landscaping to address grading, drainage and erosion issues. Gregory Drake, Outback Engineering, present. GD: Previous owner left a mess for the new owner. They are just replacing what was already there. Work to be done by hand, no heavy equipment. No Natural Heritage issues. DB: patio from crushed stone to concrete pavers. Motion to approve Order of

Conditions with Special Conditions 1-5, 21, 25-27, & add 48 – all work to be done by hand – no heavy equipment JR, second, DB, so voted.

Documents: Legal Ad, Field Report, Plan

**Motion to go out of order JB, second DB, so voted.**

**OTHER BUSINESS:**

**1. Bunk Pond: Arsenio Chaves & Nathan Matos, Taunton Police Department**

NM: Have had some parking violations but by the time we get back out there they are gone. MR: Sent a letter to Council requesting increased parking fines for Bunk Pond Area. ST: any update on the fence? MR: no bids back yet? ST: keep us posted when received. NM: we advise when we can ST: be proactive and hope Council will approve the increased fines. MH: Could we do access by ring cameras? AC: DPW says they can put up more no parking signs. ST: Weather is changing so that might help the situation. AC: The closed from dusk to dawn signs should also help. ST: Will check in with you in a few weeks to see how things are going.

**Motion to return to regular order of business DB, second JB, so voted.**

**Public Hearing:**

**1. 280 Winthrop Street, UHC of RI/Sandra Gardner, NOI, SE73-3059 -**

construction of one (1) 18,200 sf storage facility (as well as two other storage facilities outside of jurisdiction) Motion to approve continuation request until 10/2/23 JB, second MH, so voted.

**2. 74 Weir Street, RDA Property Management, LLC/Robert Asack, NOI, SE73-**

**3058**-proposed four story addition to an existing one story commercial building for a mixed-use building with 36 residential units and first level commercial space.

John DeSousa, Northcounty Group, present. JD: Council approved and Planning Board is coming up 10/5/23. Client is also putting in for a grant from the State.

DB: Where will you put the snow? JD: It will have to be removed from the site.

DB: I would like a special condition added to state that snow will be removed from site and not put on City property. MH: parking? Slab on top JD: will add

some greenery there LF: parking in the back now JD: Pearl uses that now but will

negotiate where dumpster is. During construction there will be a double layer of wattles. Send copy from Council to MR. Motion to approve Order of Conditions (adding additional Special Conditions 31 – no chemicals and 48- snow removed from site) with Special Conditions 1-5, 7-9, 17, 19, 21, 25-27, 31, 33, 42, & 48 DB, second MH, so voted.

Documents: Legal Ad, Field Report & Plan

**3. Warren Street Lot 5 (Assessor's Lot 38-11), ASW Group, LLC/Whitney, NOI, SE73-3060**-construction of a duplex residential structure with associated driveway and utilities. Justin Whitney, ASW Group and Karlis Skulte, Civil & Environmental Consultants. JW: gave overview of the project. Access will be off Whittenton Street. KS: discussed replication DB: if you didn't fill the wetlands could you still build? KS: yes DB: have grave concerns, what are you going to do for the neighbors, don't want to flood out anyone. JW: drainage pulls away from neighbors on both sides. DB: water table is high – personal knowledge. KS: raising building up as much as they can. DB: you just want to fill so you can make a bigger back yard. LF: city sewer? KS: yes MH: replication area is on the old road. KS: will look like one large wetland. JB: duplex is outside wetland. Can you cut back half of what you are filling in? DB: thank you Josh. JB: 25' off the house – there is no need to fill in so much of the wetland. JW: Intent was if we provide a bigger yard then they won't encroach into the wetlands. ST: 25-50' between people will encroach to wetland to make yard bigger. JB: 35' put up a fence? DB: we are here for wetlands and neighbor's concerns. JB: did DEP have any comments? MR: make sure they met WPA. JR: old cart road are you going to boundary? KS: no short of property line. JW: the road is a natural area. Motion to allow Public Input, JB, second JR, so voted. Frank Costa, 536 Whittenton Street has concerns regarding the water issues that will be created. Land that used to absorb the water is now gone. The houses are now built so high and don't conform with the neighborhood. The water drains down and causes severe problems. There is no place for the water to drain. JW: Water from the Costa property will run into the swale, new house runs into the swale and then will both run off into the wetland. Motion to have DPW look at the culvert access road MH, second JB, so voted. FC: He could build a very nice single family house there. Not opposed to building but would like to see something that fits into the neighborhood. FC: Pictures were shown to the Commission of the water issues in the area from their personal

computer. LF: have you been before Planning and Zoning? JW: yes LF: Main concern with the abutters – are you adding any more water to these neighbors? JW: no – their property is 4' higher and we will be handling their runoff. KS: yes it will handle their run off. JR: your grade is lower. Motion to continue until 10/2/23 with a new plan to the office by Monday 9/25/23 to show reduced impact. Post and rail fence barrier also to be shown on plan at back of property. Smaller impact with a nice back yard JB, second DB, so voted.

Documents: Legal Ad, Field Report, Plan, Abutter photos on their laptop

### **CONTINUED VIOLATION:**

**1. 155 Field Street** – MR: met with Linda & Gary Mackinaw on site. Stuff is growing and taking root. Work that has been done is fine and recommends closing the violation. Will continue to monitor. RE: any fines? MR: no Motion to remove violation DB, second RE, so voted.

### **OTHER BUSINESS:**

**1. Amaro's:** MR: gas leak, vapors are a big issue both health wise and flammable. DEP is monitoring. MR will ask for weekly updates as requested by the Commission.

**Motion to adjourn 8:15 pm pending all signatures on paperwork JB, second RE, so voted.**