



Conservation Commission Meeting Minutes Wednesday, January 25, 2023

Town of Kingston
26 Evergreen Street, Room 200
Kingston, MA 02364

Present: Kalina Vendetti (Chairperson), Jim Franklin (Vice-Chair), Dorothy MacFarlane, Glen Duffy, Megan Hickey, Natalie Wiegman

Virtual: Vittorio 'Buz' Artiano

Absent: N/A

Staff: Matt Penella, Conservation Agent

Location: Town Hall Offices Room 200

Commission Meeting Opened:

Chairperson Kalina Vendetti opened the meeting. The date was January 25, 2023, and the time was 6:30pm.

VOTE TO OPEN: PASSED 7-0-0

SIGNING DOCUMENTS:

Strong Tree Engineering for engineering services for Lake Street project. Massachusetts Association of Conservation Commissioners for Commissioner Hickey signing up for several courses. WB Mason for staples.

ACTION ITEMS:

1. 8-10 Braintree Ave - RDA

The applicant is Walter Foster and is proposing to have a contractor to fix a section of revetment wall that was damaged in recent storms without bringing machinery onto the beach. Agent Penella explained that recent storms knocked some of the wall down and we have photo documentation of existing conditions and he confirmed that no equipment will be brought down onto the beach. Both homeowners for 8 and 10 Braintree Ave have signed the application.

Agent Penella recommended issuing a negative 3 determination with special conditions outlining that all work would take place from the yard, that no work will be done on the beach or intertidal zone, and no new materials would be brought in; it would simply be putting back the materials that came down. Commissioner MacFarlane asked if the Commission should request plantings. Agent Penella stated that we could ask and that it is always beneficial to have native plantings on revetment walls because it can help provide stability but ultimately it would be up to the Commission on whether they would like to request that. Wally Foster, 8 Braintree Ave, was in attendance and spoke to the question on plantings and shared that there was no erosion but that the work is merely a matter of replacing the rocks that fell. Mr. Foster explained that he has lived at the property for over 20 years and has never had an erosion problem. Commissioner Vendetti confirmed with the applicant that the request is merely to put back the rocks that fell. Commissioner Franklin agreed that putting the wall back together is the priority right now and suggested that the homeowner consider plantings as they will likely help prevent this from happening again.

The Commission approved and voted to issue Negative 3 Determinations of Applicability (DOAs).

VOTE: Jim made the motion, Megan seconded; PASSED 5-0-0

Applicant asked for clarification on when he can begin the work and Agent Penella explained that he will prepare the paperwork and the Commission needs to sign it.

ENFORCEMENT

1. 164 Pembroke St

Agent Penella explained that while the homeowner was notified that the enforcement would be continued to the meeting, no one was present to represent the applicant. He stated that he did two site visits since the prior meeting to confirm that the wetland flags that were on the most recent plan that had not previously had been reviewed and to check on the site conditions as far as the landscape practices and make sure everything was better. That information was shared with the Commission.

Agent Penella said that he reviewed all of the flags except for the three flags that were not on the subject parcel but, from a distance, they appeared to be in the correct location. He also reviewed the flags at the vernal pool and he said that those seemed fine as well. As far as site conditions, Agent Penella could tell that the landscaper had been there to fix some of the issues that were found during the November visit but it appeared that there were still some undesirable practices as far as blowing leaves or vegetation toward the wetlands or dropping cuttings or branches in the wetlands.

When Agent Penella sent his findings to the Commission, he also sent it to the homeowner and his team and very soon after sending that, Agent Penella received a call from the landscaper

asking him to meet on site. They met on site on January 19, 2023 and Agent Penella was able to run through the whole property and show them some of the issues and how to help the homeowner remain in compliance. The landscaper showed Agent Penella some photos of the material that they removed from the area after the November site visit but it was clear that practices need to be changed and that specifically the vernal pool does not have enough protection from the horticultural plantings and the general maintenance of the lawn. The landscaper stated that they would no longer bag the lawn and Agent Penella explained to them that the property is not like many other properties in that they cannot dump any landscape debris anywhere as there is no where in the property that is out of jurisdiction.

Agent Penella explained that he is content with the plan although he expressed concerns that the Commission asked for an existing plan showing all vegetation and structures but they didn't request that the plans include the plantings which is where the practices of concern were in terms of the landscaping issues. He stated that it is up to commission on how they want to handle that but as the property owner needs to come forward with a COC request to satisfy old filing for pool area and they can't get COC unless you're showing the planting beds in the plan. Agent Penella advised that the enforcement action was that they needed to provide a plan and they have done that. Commissioner Artiano agreed that the Commission needs a plan that includes the size, location, and contents of the plantings before we consider that the plan is complete. Commissioner Hickey stated that the Commission has asked for a complete plan since July and have yet to receive the final plan.

Marilyn Kozodoy, 160 Pembroke St, abutter, thanked the Commission for their diligence, sharing that she sat on the Commission for 19 years, and wanted to follow up on the comment regarding the landscaping. She stated that on February 19, 2002, the Conservation Commission met about the property at 164 Pembroke Street and opened a public hearing on work described for a notice of intent to install a 20x40x fiberglass pool, 50 feet from the wetlands line. She asked if there was a filing and if there was a landscape plan included in that filing. She also asked how the plan that was submitted initially compares to what the Commission is referencing now. Agent Penella stated that he has an exhibit that was filed with the NOI in 2002 but said that he would not call it a surveyed plan but it does show a 20x40 pool area. Ms. Kozodoy said that in looking at the plan before the Commissioners now, the pool appears to be just up to the 30 foot line and not back at the 50 foot line, as the initial plan reflected and she wanted to be sure to bring that to the Commission's attention. Ms. Kozodoy asked if the Commission is continuing to utilize the orders of conditions from the 2002 filing or if they will be creating an updated order of conditions. Agent Penella stated that it is up to the Commission and said up until now, they had been using the order of conditions which are expired and recorded, adding that work was said to be done before it expired. He said that working with old orders of conditions has been murky and that the Conservation Department is trying to get things cleaned up as best as they can. He added that the most recent plan does not match what was sent to the Commission with the NOI and that they may need to require a modification of the order of conditions but that there is language in there that any previously undisturbed areas within 50 feet of the wetlands were to be restored naturally.

Commissioner Artiano dropped off from remote participation and arrived in person at 6:57pm.

Commissioner Artiano shared that his goal is to get an accurate plan of what exists so that if anything comes up in the future. Ms. Kozodoy stated that she wants accuracy and, going forward, the ability to protect the area and asked about the order of conditions, specifically if it would be annotated and/or changed to protect the area.

Commissioner Franklin suggested the Commission continue the matter until such time that the plantings are listed onto the plan and then the Commission review it at that point. Commissioner Artiano added that he would like to see everything from bird houses to bushes, plantings, the edges of the driveway, retaining wall, pool discharges, and pool edges. He added that he wants to see a complete 100% of existing conditions plan so that it can be recorded so in the future, whoever serves on the Commission and whomever is the Conservation Agent years from now will know what the conditions were. Commissioner Franklin requested that photos be included in the plan. Commissioner Hickey expressed her frustration with continuing the topic repeatedly and not getting what they have been asking for.

Joe Webby from Webby Engineering asked for clarification on the request for plantings and added that with it being winter, it would be difficult to know exactly what plants will come up in the spring. Agent Penella stated that he thinks that marking where the plantings are and where the beds are would be sufficient. Commissioner Artiano added that he would like to see anything obvious like an 8 foot pine and the outline of the beds, clarifying that he would like to see where they are so they can ensure the bed doesn't get any bigger.

The Commission continued the item to the February 8, 2023 meeting.

VOTE: Buz made the motion, Jim seconded; PASSED: 7-0-0

MEETING MINUTES

None to approve

PUBLIC HEARINGS

1. Section A – 8 Smelt Pond Road (Map 89 Lot 18) Applicant: Daniel Pepe; Representative: Dillon Brady, Grady Consulting LLC. Notice of Intent (NOI) for the construction of an addition to an existing single-family dwelling within 100' of a wetland resource area.

At 7:12pm, Dillon Brady from Grady Construction addressed comments that the Commission had in a prior meeting. As to the addition of a bedroom, the Board of Health approved the Title 5 and stated that there would be no adverse impacts on the wetland resource area since their current system is rated for 2 bedrooms and they are proposing to go from a 1 bedroom home to a 2 bedroom home and therefore there would be no increased flow. He stated that they provided the Agent with the necessary waiver and affidavit. He added that they included a mitigation area of 2-1 from the proposed addition to the native plantings and explained that the

stockpile area would be on the south side of the proposed addition, within the erosion control area. Mr. Brady said that the homeowner was amenable to adding posts to the back to ensure mitigation holds and stays. Lastly, he stated that they revised the location of the septic per Commissioner Franklin's request.

Mr. Franklin clarified that the sketch from 1979 seemed to indicate that the septic might be on the side and seemed to be reversed from what was on the plan. He requested that the Agent look at and locate the septic properly on the plans.

Commissioner Artiano asked if the home had a well or if it was on town water and Mr. Brady confirmed that they have a well but that it is not shown on the plan.

Commissioner Artiano confirmed that the stockpile was to be put in about where the bed is on the south side. He added that they were missing roof drains and needed those to catch roof run off and would like that shown on the plans as well as the location of the stockpile area. Additionally, Commissioner Artiano requested the area be loamed and seeded to restore it once the work is done to limit run off.

Agent Penella stated that the area for the proposed addition has been used as overflow parking since around 2013 but has not been an existing condition for a long time. He said that the size does appear to be 2-1 mitigation which is appropriate. He suggested the applicant needs to include more detail on what the substrate is going to be, how it will be managed, and what the plantings will be. He said that part of mitigation area looks like it is underneath the deck, which is impervious, so that might be a concern for the Commission so he suggested the applicant might want to not include that area in the 2-1 or how they want to deal with that and whether or not that restoration area leaves room for dock access. He questioned whether it is easily accessed from the stairs. Agent Penella said that they are still under the allowable 15% coverage under KWPR as it is increasing from 11.2% to 14%. He said that portions of the narrative, for administrative record, are still insufficient. For example, more detail needs to be added on how it passes the regulations for vegetative wetlands and lands subject to flooding since stating that the project conforms isn't good enough. He said that it is not just about performance standards, but rather that they need to get into why the project will not have any adverse impact on the wetland value. He emphasized the importance of mitigation. Agent Penella shared that from his site visit, it was obvious that the back part of the house that slopes down to the pond is not currently in good condition which is likely impacting pond water quality. He said there is clearly runoff occurring and everything washes down toward the pond. He said that getting some good restoration mitigation down there is beneficial for the pond but in the end, it is a matter of whether the commission thinks this is impactful or detrimental to wetlands on both sides of the house. He added that this project is likely permissible if runoff is limited. He said that if they include details with a management plan to maintain the mitigation area, it will be detailed in perpetual conditions when the permit is issued.

Commissioner Artiano requested that the well be added to the plan.

Agent Penella stated that based on the way KWPR is written, the narrative needs to request a variance of the 100 foot buffer performance standards since the proposed addition is within the 50 foot buffer of bordering lands subject to flooding covered under KWPR 8.01b1.

Commissioner Franklin stated that because this addition will be an expansion, it will increase the flow by going from 1BR to 2BR and therefore is not something that the Commission should just glance over as this will have an impact on the resource area.

Pine DuBois of the Jones River Watershed Association echoed Commissioner Franklin's concerns, stating that the system is so old that it requires additional scrutiny in addition to the condition of Smelt Pond, which is not that healthy.

Commissioner Artiano asked if the applicant has received a permit from ZBA and Agent Penella said that the ZBA is waiting to hear from the Conservation Commission.

The applicant, Daniel Pepe, 8 Smelt Pond, asked what the Conservation Commission would like him to do. He expressed his desire to put on an addition for his daughter who needs a bedroom and he stated that he would like to make it easy for the Commission and would like to speed up the process. Commissioner Franklin explained that the Commission does not tell applicants what to do but rather reviews applications as they are proposed. He expressed his concern about putting effluent that close to water. Agent Penella reiterated that the Commission does not tell applicants what to get or what to do, however, they can point out if they have concerns with an application but it is up to the applicant to come up with a plan to address the concerns.

The Commission continued the item to the February 8, 2023 meeting.

VOTE: Buz mad the motion, Dot seconded; PASSED 7-0-0

Mr. Casna joined the meeting online and was recognized. He asked for status on where things stand on 164 Pembroke Street. Agent Penella offered to follow up with him directly with next steps based on the conversation earlier in the meeting.

2. Section B – 23 Spruce Street (Map 38 Lot 72)

Applicant: Charlene Nazaretian; Representative: Joseph Webby, Webby Engineering, Inc.
Notice of Intent (NOI) for the razing of an existing single-family dwelling and construction of a new single-family dwelling within 100' of a wetland resource area

At 7:40pm, Joe Webby from Webby Engineering updated the Commission, stating that he submitted revised plans, a revised narrative, and a conservation planting plan by Brad Holmes to Agent Penella.

Agent Penella added that the project now includes conservation restoration plantings as mitigation adjacent to the salt marsh that runs out to the 30 foot mark from the wetland line in addition to the dry wells for roof runoff and stone swale that were already on the plan before.

The project now includes a second story deck around 340 square feet, but it does not specify whether it is pervious and, if it is, it should be specified what the deck spacing will be. He added that the Commission still does not have the affidavit for abutter notification.

On the updated narrative, Agent Penella said there are a few things on it that need to be updated including stating that dwelling construction will be completely within existing uplands but this is not considered upland. He said the wildlife habitat section still has confusing language about tree removal. The stormwater quality section does not state that there will be disturbance to land subject to coastal storm flowage nor does it state how many square feet of land subject to coastal storm flowage will be disturbed. He added that this particular item was requested by the DEP for this project. He said that, for our records and for DEP, we need the numbers for coastal storm flowage. In addition, he said that the updated narrative has no mention of the newly proposed second story deck. For tree cutting, he said that mitigation is shown on the plan but ultimately, it is up to the commission as to whether the mitigation is sufficient. He added that the proposed dwelling not matching existing foundation extending into the 50 foot no structure and said that technically, that is the 50 foot no structure for salt marsh and would be subject to a waiver request.

Agent Penella went on to say that the percentages were updated, as commission requested, and they are still well over 15% and is a pre-existing, non-conforming lot. The existing conditions were 17.13 and this was going to raise this by 1.8% closer to 19% so the Commission will have to consider this when weighing the impact of this proposal. Agent Penella discussed concerns about landscaping fertilizer and added that conditions have to outline chemical use including fertilizer. He said that the mitigation area is robust and appropriately planted and that the density seems good. He still had questions about the substrate that would be used for the planting area, whether the grass would be removed, if any dirt or other material would be brought in, and if there would be any seed. He requested more detail on how that is all going to be handled and what will be required or allowed for maintenance of the area. He added that he thinks the Commission will want Conservation posts there with a mitigation area being 30 feet and having those species there will have a lot of value, once they are established. He noted that 250 square feet of the existing lawn, including a small fire pit, is actually on town property and that must be allowed to fill in naturally. He added that mitigation is beneficial to the salt marsh, allowing for salt marsh migration.

Agent Penella said the Commission could consider a few special conditions such as documentation of elevating the foundation 2 feet or requiring a foundation certificate to be submitted to the Commission prior to construction. He asked if anything was planned for inside the foundation and if there would be any fill other than the house itself and the foundation.

Mr. Webby confirmed that nothing would be going underneath other than outside storage for things such as bicycles and lawn chairs and there would be no fill inside the foundation. He added that the only fill would be right in front of the house which is right about where the FEMA Zone is, for aesthetics to hide the foundation. He said the sides will remain whatever the foundation is and the ocean side or the river side will be a walk out.

Agent Penella said it is up to the Commission to determine if the mitigation is sufficient to outweigh any potential adverse effects.

The homeowner, Charlene Nazaretian, 23 Spruce Street, said that flood water came up to the side where the deck is. She added that everything is as it was since she bought the property 5 years ago and said they are trying to enhance that lot and make it better. She said that if the Commission wants them to plant different trees to help absorb that water, she would be willing to do that. She expressed frustration with the number of meetings this has taken to get to this point, and would like to find a resolution to be able to move forward.

Commissioner Franklin asked for clarification about the location of the existing structure and confirmed with the applicant that the proposed structure will be built higher and built further back. Mr. Webby confirmed that the existing structure is concrete block and Commissioner Franklin asked if the new construction would be "wash out/blow out style". Mr. Webby stated that it has to all be done by a structural engineer or architect or both. Commissioner Franklin added that the proposed plan will be better than what was built in the 1940's. Commissioner Artiano asked if the applicant was not going closer to the road because of zoning and Mr. Webby confirmed the setback is 25 feet. Commissioner Artiano asked what they need in the back corner to get out of the zone and asked if it was 8 feet.

Ms. Nazaretian said that Spruce Street is a paper road and is not an actual road as you have to go down Atwood Street to get to her house and it is not accessible from Spruce Street.

Commissioner Artiano questioned if they could flip the whole design on the plan, potentially eliminating the encroachment into the 50 foot zone and added that they might need to make the deck a foot shorter which could remove one hurdle so they don't have to suffer "death by a thousand meetings."

Pine DuBois of the Jones River Watershed Association added that they studied projected flood impact and the plan is on the town website. She recommended that the homeowner and Mr. Webby reviews the plan and that they consider moving as far from the water as possible. She asked about conservation posts to confirm if they would be to mark the area between the private property and the town owned property that is the salt marsh. She stated the importance of marking where the public property is on that site because it might matter in the long term.

Agent Penella clarified that the conservation posts would be placed to delineate the planting plan where it meets the land, which is typical for conservation posts. He added that they mean that no work is to be done beyond that point. He stated that we do have property boundary markers for conservation land but the town property abutting this property is not conservation land so it would not apply here.

Commissioner Hickey expressed concerns about flooding and reiterated the importance of the 50 foot no-structure boundary stating that it is there for a reason. She added that she liked Commissioner Artiano's idea about swapping the plans.

Mr. Webby requested time to create a plan to address concerns and said that they would still need a waiver. The applicant requested a continuance to the Commission's next meeting in two weeks.

The Commission continued the matter to February 8, 2023 to Section B.

VOTE: Buz made the motion, Jim seconded; PASSED 7-0-0

3. Section C – 33 Cushman Drive & Thomas Street (Multiple parcels)

Applicant: Rick Lincoln, Cushman Farms, LLC; Representative: Lori MacDonald, Coneco Engineers and Scientists. Abbreviated Notice of Resource Area Delineation (ANRAD) for review and approval of flagged wetlands and review of riverfront area.

Chairperson Vendetti opened the hearing at 8:34pm and stated that the applicant has formally requested the hearing be closed. Ms. MacDonald was present for the meeting remotely and stated that she was unclear on if there was anything else for the Commission to discuss as she was under the impression that Town Counsel had already made mention that it was appropriate for the Commission to rule on the item.

The Commission closed the public hearing.

VOTE: Buz made the motion, Jim seconded; PASSED 7-0-0

Commissioner Artiano made a motion to submit the language from the Commission's Peer reviewer into the record but not read the statement aloud. The motion was not seconded.

Agent Penella read the statement into the record.

1. This ORAD determination only approves Wetland Resource Area boundaries in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131 s. 40) and its implementing Regulations (310 CMR 10.00), and does not include approval of jurisdictional Wetland Resource Areas under the Town of Kingston Wetlands Protection Bylaw (G.L. Chapter 13) and its implementing Kingston Wetland Protection Regulations (KWPR). Wetland Resource Areas that may be subject to protection only under the Bylaw that are specifically excluded from this ORAD include, but are not limited to: Vernal Pools (Section II.6.00 of KWPR).
At the date of this ORAD issuance, a depression located on Town of Kingston property, within 100 feet of the subject property, upgradient of the perennial stream has not been evaluated for the presence/absence of obligate or facultative vernal pool species breeding activity, and/or certified with the Natural Heritage & Endangered Species Program (NHESP). If the depression is confirmed as a Certified Vernal Pool with NHESP

subsequent to the issuance of this ORAD, the determination shall supersede the ORAD and the associated Vernal Pool Habitat shall be depicted on any future site plans in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131 s. 40) and its implementing Regulations (310 CMR 10.00).

Any future filings for development on this site that are subject to the Town of Kingston Wetlands Protection Bylaw (G.L. Chapter 13) and its implementing Kingston Wetland Protection Regulations (KWPR) must include all resource areas protected under KWPR and address all relevant performance standards under the KWPR.

2. The site alone contains Riverfront Area and the 100-foot Buffer Zone to BVW; however, the on-site determination does not apply to adjacent parcels excluded from the ORAD and off-site Wetland Resource Area boundaries are not confirmed through issuance of the ORAD, as depicted as approximate on the plan-of-record.
3. According to the FEMA Flood Insurance Rate Map (FEMA FIRM) for the Town of Kingston, dated 7/6/2021 (Community Panels 25023C0351L & 25023C0352L), a Zone A is present within a portion of the site. The ORAD does not include approval of the associated Borderland Land Subject to Flooding (BLSF). The Applicant shall provide the Kingston Conservation Commission the results of a LOMR filed with FEMA, and determine whether the depression containing the mapped Zone A meets the criteria for Isolated Land Subject to Flooding (ILSF) in accordance with 310 CMR 10.57(2)(b) prior to further permitting.
4. The Applicant has determined that First Brook and the off-site tributary to First Brook are perennial streams and the associated Riverfront Area extends onto portions of the site. This determination applies only to the parcels included in this ORAD and does not place any jurisdictional determinations on adjacent properties. Any activities proposed on other properties in vicinity to the tributary to First Brook or First Brook are not subject to this determination.
5. As an eastern box turtle was observed along the property boundary, the applicant has agreed “to coordinate with NHESP, as necessary, to ensure the protection of any potential eastern box turtle habitat on site.”

The Commission moved to issue an Order of Resource Area Delineation under the Massachusetts Wetlands Protection Act only utilizing all the language recommended by our peer reviewer and including everything previously read into the record on this filing.

VOTE: Buz made the motion, Jim seconded; PASSED 7-0-0

UPDATES

1. DCR Trails Grant Reimbursement

Agent Penella explained that the reimbursement paperwork for the DCR Grant in order to get Town reimbursed for all the costs incurred under that program for the pier at Mulliken's Landing has been completed.

2. CPC Land Grant Reimbursement

Agent Penella explained that in the last meeting, there was a question about the CPC land grant fund reimbursement for Winthrop Street. He said that he followed up with the Town Accountant and the money was returned to the Town roughly when Agent Penella said it was but it is not technically available until July 1, 2023. There remains a question as to whether the CPC can consider the \$400k as available but the Town Accountant will get back to Agent Penella. He added that the Commission did all that they needed to do and the Town has received the reimbursement.

CLOSING REMARKS

Chairperson Kalina Vendetti started closing remarks at 8:42pm.

The next meeting will be held on February 8, 2023 at 6:30pm.

The Commission adjourned at 8:43pm.

VOTE: Jim made the motion, Megan seconded; PASSED 7-0-0

Prepared by: Conservation Agent, Matt Penella

Approved by Conservation Commission:

Materials Presented at Meeting:

- Agenda
- Agent/Staff Notes
- Applications, plans, and relevant documents associated with public hearings and discussions



KINGSTON CONSERVATION COMMISSION



26 Evergreen Street, Kingston, MA 02364

SIGN-IN SHEET

PLEASE NOTE THIS MEETING IS BEING VIDEO & AUDIO RECORDED

DATE: January 25, 2023

NAME	INTEREST	ADDRESS
Wally Foster	SEA WALL	8 BRANTREE AVE
Farmela Slot	SEA WALL	10 Brantree Ave
Marilyn Kozaloy	164 Pembroke St	160 Pembroke St
Dillon Brandy	8 Sweet Pond Rd	
Daniel Pepe	8 Sweet Pond Rd	" "
Charlene Nazarian	23 Spruce St	Same
Joe Wehby	23 Spruce St	
DOUG DONDERO	14 COPPER BURN	40B



TOWN OF KINGSTON **NOTICE OF MEETING**

BOARD:	Conservation Commission
DATE & TIME:	Wednesday, January 25, 2023 @ 6:30 PM
MEETING LOCATION:	Town House-26 Evergreen St. Room 200 & VIA ZOOM
AUTHORIZED SIGNATURE:	Matt Penella, Conservation Agent

This meeting notice is being posted on the Official Town House Bulletin Board, pursuant to General Law Chapter 30A, Section 20. Said notice and agenda must be filed in the Office of the Town Clerk at least **48 HOURS** prior to such meeting. Such filing and posting shall be the responsibility of the officer calling such meeting.

For those who want to watch this meeting, it is being broadcast by PACTV on Comcast 15 or Verizon 42 and streamed on YouTube at www.pactv.org/stream.

For anyone wishing to speak during the meeting, you are welcome to join us in person in room 200 or to join the Zoom call.

This meeting is being recorded by PACTV. Anyone intending to make an audio or video recording of this meeting should notify the Chair.

AGENDA

6:30 PM – CALL TO ORDER – ROOM 200

SIGNING DOCUMENTS:

1. Strong Tree Engineering - Lake Street Design

ACTION ITEMS:

1. 8-10 Braintree Ave - RDA

ENFORCEMENT:

1. 164 Pembroke St

MEETING MINUTES:

UPDATES:

1. DCR Trails Grant Reimbursement
2. CPC Land Grant Reimbursement

PUBLIC HEARINGS:

1. **Section A – 8 Smelt Pond Road (Map 89 Lot 18)**
Applicant: Daniel Pepe; Representative: Dillon Brady, Grady Consulting LLC. Notice of Intent (NOI) for the construction of an addition to an existing single-family dwelling within 100' of a wetland resource area.
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Abbreviated Notice of Resource Area Delineation (ANRAD) for review and approval of flagged wetlands and review of riverfront area.

ADJOURN:

NEXT REGULAR MEETING:

Join Zoom Meeting

<https://pactv.zoom.us/j/96816332793?pwd=WmZRUWhTc0dsWUxrNGhSSjBNdDFldz09>

Meeting ID: 968 1633 2793

Passcode: 756156

Or, dial by your location

+1 929 205 6099 US (New York)

This meeting of the Conservation Commission will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

The Town of Kingston advises its employees and the public that it does not discriminate based on a person's disability in employment or in access to its programs, services, and activities. This meeting location is accessible to people with disabilities. The Town of Kingston has designated Paul Armstrong to coordinate efforts to comply with the requirements of Executive Order 526, the Americans with Disabilities Act, the federal Rehabilitation Act and various other federal and state laws protecting the rights of people with disabilities.

If you have a disability and require a reasonable accommodation to fully participate in this event, please contact the ADA Coordinator no later than forty-eight (48) hours prior to the event by phone at 781-585-0505 or email parmstrong@kingstonma.gov to discuss your accessibility needs. Requests for accommodations or modifications made within the forty-eight (48) hour window will be honored to the maximum extent feasible, but it may not be possible to fulfill them.