



Office of the Conservation Commission

**Revere Conservation Commission
Minutes June 5, 2013
Revere City Hall
281 Broadway
Revere, MA 02151**

1. Roll Call – 4:15 PM
2. Approval of the Minutes of May 1, 2013 motion by Vice-Chair Joseph James, 2nd by Member James Cerbone. Voted in the affirmative unanimously.
3. Public Hearing – Notice of Intent – DEP File #061-0639, Vanguard at Waterfront Square, Lot 1 – Redevelopment and construction of 7-story, 5-story residential buildings and a two level parking garage on Ocean Avenue at Revere Street. Motion by Vice-Chair Joseph James, 2nd by Member Ann Raponi to open the public hearing. Voted in the affirmative unanimously. Joe Peznola of Hancock Associates presented on behalf of the applicant. Mr. Peznola informed those present that this work was the 1st phase of a multi-phase project and consisted of one 7-story building and one 5-story building with separation between the structures for water and sewer easements as well as to provide Revere DPW access for maintenance of the Eastern County Ditch. Mr. Peznola also said that the wetland resources involved with this project are Land Subject to Coastal Storm Flowage and buffer zone and there would be no net decrease in flood storage capacity. Greg Hachman, a Wetlands Scientist with Hancock Associates offered that the drainage flows across the currently paved lot eventually making it's way to Diamond Creek and that no Bordering Vegetated Wetlands are affected however a small amount of buffer zone is. Vice-chair Joseph James raised a question about the importance of the Eastern County Ditch to flood control and flooding caused by illegal dumping into the creek. Joe Peznola responded that the stormwater management system will result in less volume flowing to the ditch and the developer is working closely with the Revere Department of Public Works to ensure that the ditch is maintained as well as informing the Commission that additional improvements will be made as future phases of the Waterfront Square Development occur. Mr. Peznola described how the projects meets the storm water standards of the Wetland Protection Act. Member James Cerbone expressed concern about meeting stormwater standards due to uncertainty of groundwater levels and the difficulty of maintaining particle separator installation and asked for clarification on operation and maintenance plans. Mr. Peznola responded that the project meets flood capacity requirements and that no infiltration currently occurs, the particular separators would be inspected quarterly with biennial removal of built up sediments by a Vactor type machine. Member Joseph LaValle asked where the main entrance is and a discussion of the ramp and plantings at the northerly end of the site along Revere Street occurred. Motion to close Public Hearing and issue an Order of Conditions by Member Ann Raponi, 2nd by Vice-Chair Joseph James. Voted in the affirmative unanimously.
4. Public Meeting – Request for Determination of Applicability for Extension of Gas Main to service 31 Sachem Street-National Grid. Sergio Bonilla of Coneco Engineers presented on behalf of National Grid. Motion by James Cerbone, 2nd by Vice-Chair Joseph James to issue a negative determination. Voted in the affirmative unanimously.
5. Kevin Procopio appeared before the Commission to request permission to Clearing of Brush and Overgrowth and Removal of Debris from Fenno Street Parcel owned by Procopio Enterprises located between south bound side of Route One and the Prattville Apartments and Fitzpatrick Apartments of the Chelsea Housing Authority located on Normandy Road, Burma Road, Guam Road and Exeter Street, Chelsea.
6. Motion by Vice-Chair Joseph James, 2nd by Member Ann Raponi to adjourn. Voted in the affirmative unanimously, adjourned at 5:17 PM.

- A Complete Video Transcript of the Meeting is Available Upon Request-