

**CITY OF GLOUCESTER
CONSERVATION COMMISSION MINUTES
WEDNESDAY February 1, 2012 - 7:00 PM**

**CITY HALL, KYROUZ AUDITORIUM
ROBERT GULLA, CHAIRMAN**

Members Present:

**Ann Jo Jackson- Co Chair
Steve Phillips
Charles Anderson
Barry Gradwohl
Hugh Prichard
Robert Gulla, Chair- **Absent**
Joe Montoni **Absent****

Staff:

**Lisa Press, Agent
Pauline Doody, Recording Clerk**

Items may be heard 15 minutes before their scheduled time.

I. 1-5 minutes, review of amended, updated or final information, status reviews, modifications, signing decisions etc.

28-2047 DPW Re-claimed asphalt condition

Ms. Press stated the DPW claimed asphalt condition will be discussed at the March 7th meeting.

28-1991 Eastern Pt Blvd COC duplicate

Ms. Press stated the conditions at issue have been revised.

Motion: To accept the revised COC conditions for 28-1991 Eastern Pt Blvd.

1st Steve Phillips

2nd: Barry Gradwohl

Vote: Approved 5-0

II. PUBLIC COMMENT - None

III MINUTES REVIEW

Motion: To approve the minutes for January 4 & 18 2012.

1st: Barry Gradwohl

2nd: Steve Phillips

Vote: Approved 5-0

IV PUBLIC HEARING approximately 7:15 PM

A. Continuation- Amend- 15 Horton Street, Ginger Attaya, to amend existing Order of Conditions #28-2153, to change approved addition to a 2 story addition, in a coastal bank resource area. (Map 128 lot 23).

Motion: To continue the public hearing for 15 Horton Street; Ginger Attaya, to amend existing order of conditions #28-2153, to change approved addition to a 2 story addition, in a coastal bank resource area, (Map 128 lot 23) to February 15, 2012.

1st: Barry Gradwohl
2nd: Hugh Prichard
Vote: Approved 5-0

B. New- 21 High Popples Road Request for Determination submitted by Brain Pollard, to remove failed septic and connect to municipal sewer system. (map 76, lot 92),

Presenter: Matt Araneo , 3 Jacques Lane Gloucester

Mr. Araneo stated the work entails removing a failed septic system and to connect to the municipal sewer system. Erosion controls will be in place and the area will be reseeded. There may have to be some blasting, but it would most likely be outside the buffer. The only work inside the buffer is where the tank will be placed.

Commission Comments:

Ms. Jackson requested a courtesy call to be made to the agent if any blasting is needed.

Public Comment: None

Motion: Negative Determination for 21 High Popples Road submitted by Brain Pollard, to remove failed septic and connect to municipal sewer system. (Map 76, lot 92),

1st: Charles Anderson
2nd: Barry Gradwohl
Vote: Approved 5-0

C. Continuation- New-28-2187 40 Vine Street Notice of Intent submitted by Deborah Nowell, to demolish and rebuild a deck, and conduct repairs to a shed, a pier gangway and seasonal float in riverfront resource area. (Map 112 lot 23, 24).

Presenter: John Barrows

Mr. Barrow stated the applicant hired an architect for this project. The architect realized additional footings will have to be added to meet present code. The building inspector requested that a structural engineer be hired to look at the dock. An engineer has been retained and determined that 3 additional pilings will be required for the dock. They will be placed adjacent to the existing pilings and all work will be done by hand. The applicant is trying to rebuild what was there before.

Commission Comments:

Ms. Jackson stated that mitigation will be needed for the additional pilings that have been added to the project. She stated she is comfortable with Mr. Barrows making those calculations and submitting them to the Agent.

Public Comment: None

Conditions:

- **3/8 spacing for the deck boards**
- **Removal of pilings by hand and all work to be hand done.**
- **Shellfish conditions to be incorporated into the approval.**

Motion: To approve the project at 40 Vine Street submitted by Deborah Nowell, to demolish and rebuild a deck, and conduct repairs to a shed, a pier gangway and seasonal float in riverfront resource area, with the finding that the deck which is part of the project, replaces a previous deck which is known to the Commission and for that reason does not constitute new construction.

1st: Steve Phillips

2nd: Barry Gradwohl

Vote: Approved 5-0

C. Continuation- 28-2188 120R Wheeler Street Notice of Intent submitted by Joan & Greg Lepore, to demolish and reconstruct portion of dwelling, install gravel parking area, repair deck, pier, seasonal ramp and float in riverfront resource area. (Map 99 lot 39).

Presenter: John Barrows

Mr. Barrows stated that the applicants have attained a structural engineer to review the project. A report has been submitted to the Commission of what part of the house will remain. The paved driveway will be taken out and replaced with pea stone. As a result, the impervious has been reduced by 250 square feet. Also, 4 additional trees of 2.5 inch caliper will be added.

Commission Comments:

Mr. Gradwohl asked if the plans have addressed the roof run off

Mr. Barrows stated he had not.

Ms. Press stated that Mr. Barrows will have to contact and consult with the City Engineer regarding the runoff. The building inspector has read the structural engineers report and stated that if the remaining portion of the house stays, the stability of it is fine.

Public Comment:

Miguel Echavarri, 122A Wheeler Street

Mr. Echavarri stated his concern regarding that the design of the house. He stated that it is a prefab and has not been selected yet. He asked that what happens that once it is on site and then it's realized that additional work is needed once it's in place.

Ms. Jackson stated that the applicant would have to come before the Commission again.

Mr. Echavarri asked what the elevation of the house will be and stated concern about water runoff now that there would be a barrier to water once the structure is in place. He stated the water runs freely now. He stated his biggest concern regarding the runoff was in the right of way.

Ms. Jackson stated that the applicant has addressed water runoff issues with the revisions to the plan. They have added a pea stone driveway that can absorb more water, a drywell and 4 trees to the site which will help.

Ms. Press stated that it would also help with runoff is to plant native shrubs near the water.

Motion: To continue the project at 120R Wheeler Street, Notice of Intent submitted by Joan & Greg Lepore, to demolish and reconstruct portion of dwelling, install gravel parking area, repair deck, pier, seasonal ramp and float in

riverfront resource area, (Map 99 lot 39) to February 15.

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 5-0

V. PUBLIC HEARINGS approximately 8:15 PM

A. Amend- 644 Washington Street , Gary Benton, to amend existing order of conditions #28-2089, to change approved parking area by expansion and construction of a stone retaining wall, in a riverfront resource area. (Map 113 lot 7).

Presenter: Gary Benton, 644 Washington Street

Mr. Benton stated this was to renovate his cottage. In the process of looking at the configuration of the driveway, the general contractor pointed out the existing rock wall has pulled away and has cracked. It is moving toward the river and is a safety hazard. It needs to be repaired before anything else is done. He stated he has retained an engineering firm to design and repair the wall. It will be pinned in to the ledge. Once complete, it will be filled in with gravel.

Commission Comments:

Ms. Press stated that part of the driveway is in a right of way.

Mr. Phillips stated that if this project is approved, our approval does not give the applicant the right to do something if it infringes upon the legal rights of others. All this commission is approving is to decide that we don't have a problem with the environmental consequences.

Public Comment: None

Motion: To accept the amendment at 644 Washington Street, to change approved parking area by expansion and construction of a stone retaining wall, in a riverfront resource area. (Map 113 lot 7).

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 5-0

D. New- 64 Woodward Avenue Notice of Intent submitted by George & Cynthia Adams, to remodel dwelling, construct an addition, deck, porch, and a seasonal ramp and float in riverfront resource area. (Map 219 lot 114).

Presenter: John Judd, Gateway Consultants,

Mr. Judd stated they will be constructing the deck on the second story that will be 8 feet high. They are squaring off the house with an addition; 12 wide x 21l. It will be on sona tubes.

The site itself is 4700 square feet. The addition is 252 square feet, the deck is 255 square feet and the porch is 95 square feet. Landscaping will be done in the front yard for mitigation. A seasonal float gangway and float will be added. A site walk has been done and Dave Sargent issued a letter requesting that chains are not to be used. The float will have 18 inch standoffs.

Commission Comments:

Ms. Jackson stated an Alternative Analysis needs to be done.
Mr. Judd stated that it was submitted and read it to the commission.

Public Comment: None

Motion: To accept the Alternative Analysis for 64 Woodward Avenue.

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 5-0

Ms. Jackson stated that this site is in a sensitive area and suggested a site walk. A site walk was scheduled for Tuesday February 7th at 9:00 am.

Motion: To continue the project at- 64 Woodward Avenue Notice of Intent submitted by George & Cynthia Adams, to remodel dwelling, construct an addition, deck, porch, and a seasonal ramp and float in riverfront resource area, (Map 219 lot 114) to February 15.

1st: Barry Gradwohl

2nd: Hugh Prichard

Vote: Approved 5-0

E. New- 66 Woodward Avenue Notice of Intent submitted by Kimberly Costello and James Lesko, to reconstruct dwelling, construct an addition, a garage and driveway with grading and drainage in riverfront resource area. (Map 219 lot 115).

Presenter: John Judd Gateway Consultants

Mr. Judd stated currently it is two lots according to the assessors, but there is only one tax bill. The applicant would like to cover a portion of the existing deck with an addition. Two trees will be removed and a new gravel driveway will extend into the new garage.

A professional landscape plan shows the amount of plantings for mitigation. There will be a rain garden of native planting as part of mitigation. The entire site is 7400 square feet. The pervious deck is 450 square feet and the addition is 276 square feet. The garage is 670 square.

Commission Comments:

Ms. Press stated it is very important to resolve the issue as to whether this is a new lot or an old lot. DEP says that if it is two lots being combined now that it's not a lot that existed prior to 1996. They don't have to go to ZBA to combine it. This has to be clarified with Bill Sanborn. She asked Mr. Judd to submit proof that this should be considered as one lot. The second issue is regarding the drawings that were submitted. It seems like a whole new house is being built.

Mr. Judd stated they will be working with the existing foundation. The addition and the garage will have a new foundation.

Jim Lester, 66 Woodward Ave

The roof needs to be replaced and there will be different windows.

Mr. Judd stated there are no final plans yet. They are going to work within the existing footprint and existing foundation. They do need to go to ZBA because it is a non conforming lot. The lots were never formally combined and there has always been one

tax bill and one owner. A site walk would be very helpful to understand the plans.

Public Comment: None

Motion: To continue the project at 66 Woodward Avenue Notice of Intent submitted by Kimberly Costello and James Lesko to reconstruct dwelling, construct an addition, a garage and driveway with grading and drainage in riverfront resource area. (Map 219 lot 115) to February 15.

1st: Barry Gradwohl

2nd: Hugh Prichard

Vote: Approved 5-0

VI. PUBLIC HEARINGS approximately 9:15 PM

- A. . Continuation- 28-2185- 20R Bungalow Road - Notice of Intent submitted by Robert Daly, to re-stabilize dune with sand and plantings in a coastal resource area. (Map 257 lot 74).**

Motion: To continue the project at 20R Bungalow Road - Notice of Intent submitted by Robert Daly, to re-stabilize dune with sand and plantings in a coastal resource area. (Map 257 lot 74), to February 15.

1st: Barry Gradwohl

2nd: Steve Phillips

Vote: Approved 5-0

VII. AS TIME PERMITS: COMMISSION BUSINESS

- A. Requests for Letter Permits/Modifications**

VII. AGENT'S REPORT ON VIOLATIONS

- B. Requests for Certificates of Compliance**
28-432 20E Lincoln St
28-1768 16 Lincoln St
28-91 Essex Ave duplicate COC

Motion: To approve the Certificates of Compliance for 20E Lincoln St, 16 Lincoln St, Essex Ave duplicate

1st: Barry Gradwohl

2nd: Steve Phillips

Vote: Approved 5-0

Emergency Certificate- DPW

Ms. Press stated a pipe under Old Salem Road crushed and filled and caused unsafe conditions going onto Western Ave. The DPW had to replace and re-route the pipe. The work is done and just needs to be checked one more time.

Motion: To approved the Emergency Certificate

1st: Barry Gradwohl

2nd: Hugh Prichard

Vote: approved 5-0

C. Requests for Extension Permits

If you would like additional information regarding the review status of a particular item, please contact the Community Development Conservation Department via e-mail at mdemick@gloucester-ma.gov or via phone at 978-281-9781.

Additional information can also be obtained on the Conservation Web Page at www.gloucester-ma.gov Click Community Development for a link to Conservation.

Commission Members: If you are unable to attend the meeting, please contact the Community Development office at 978-281-9781 or send Lisa or Marie an e-mail