



CITY OF GLOUCESTER

CONSERVATION COMMISSION

MINUTES

WEDNESDAY May 1, 2013 - 7:00 PM

City Hall, Kyrouz Auditorium

Robert Gulla Chair

Members Present: Robert Gulla, Chair, Ann Jo Jackson, Co Chair, Robert Sherman, Helene Kwasia, Barry Gradwohl, Charles Anderson, John Feener

Staff: Lisa Press, Agent, Pauline Doody Recording Clerk

Items may be heard out of listed order.

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

RFD 1349 667 Essex Ave

Josh Gould 667 Essex Ave

Mr. Feener suggested to Mr. Gould to F re-plant some low shade trees to deter the invasives species nearby from invading his property.

Motion: Negative determination for 667 Essex Ave

1st: Charles Anderson

2nd: John Feener

Vote: 6-0 with Ms. Kwasia abstaining

28-2270 283 Concord St

Mr. Feener stated the best area for mitigation is near the ledge outcrop. There is a native Sassafras stand and planting other items to work off of the Sassafras will work best.

Motion: To approve the project at 283 Concord St

1st: Ann Jo Jackson

2nd: Charles Anderson

Vote: 5-0 with Ms. Kwasia and Mr. Gradwohl abstaining.

II. PUBLIC COMMENT - None

III MINUTES REVIEW

Motion: Approval of the minutes for April 3, 2013

1st: John Feener

2nd: Robert Sherman

Vote: 5-0 with Ms. Kwasia and Mr. Gradwohl abstaining.

IV Block 1*

A. New- 28-2271- 11 Lincoln Street, Notice of Intent submitted by Fred Rote, to install 3 geothermal wells in riverfront and ACEC resource areas. (Map 236 lot 37).

Presenter: Dan Ottenheimer, Mill River Consulting

Mr. Ottenheimer stated the homeowner would like to install 3 geothermal wells. They would be placed in currently disturbed areas. A pump truck will be on site during the well drilling and erosion controls will be in place. The site has 97000 s.f. of riverfront area, there is 105 s.f. of disturbance which is less than 1%. The site predates the Gloucester Wetlands Ordinance.

Commission Comments:

The commission requested clarification on; the MSDS on the piping that will be used for the transfer, what happened to the trees that were cut down recently, and more information requesting the potential radial fracturing between the well sites

Public Comment: None

Motion: To continue the project at 11 Lincoln Street, Notice of Intent submitted by Fred Rote, to install 3 geothermal wells in riverfront and ACEC resource areas. (Map 236 lot 37) to May 15

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 7-0

B. New- 28-2273- 210 Eastern Ave Notice of Intent submitted by Stan Poole, to expand foundation to 53'X100', add drive through, remove garage, construct retail structure and an addition in buffer to inland resource areas. (Map 236 lot 37).

Presenter: Mike Seekamp, Seekamp Environmental Consulting

Mr. Seekamp informed the commission that there is an existing slab on site. The building will be removed, an existing underground cistern will be removed and the existing septic will be removed and the site will be attached to city sewer. Mr. Seekamp explained the mitigation plan to the commission. The existing invasives will also be removed.

John Judd, Gateway consultants

Mr. Judd stated that the proposed drive through will be pavement 15 feet wide. It is 5 feet closer to resource. The building will be expanded to 34 x70. There is no increase of impervious. A quarter acre of planting and a swale will be added.

Commission Comments:

Mr. Gulla stated that it is a degraded site and sees the opportunity of all the plantings to be nearer to the resource.

The commission discussed the redevelopment standards that needed to be met.

Mr. Judd stated that all the conditions under redevelopment have been met.

Ms. Press stated that she would like to see all the redevelopment points answered in a narrative and the projects storm water plan still has to be reviewed.

Mr. Feener would like to see a leeching field installed by the doggie daycare business.

Public Comment: None

The commission stated they would like to have the following information;

- Written narrative showing all the points have been addressed for redevelopment.
- An adjusted mitigation plan
- Outside dog spaces not to be expanded and a Operation and Management plan for the runoff of the doggie excrement
- Storm water review.

Stan Poole, 1 Farm Lane, Rockport

Mr. Poole informed the board that the existing dog kennel building has a runoff.

Motion: To continue the project at 210 Eastern Ave Notice of Intent submitted by Stan Poole, to expand foundation to 53'X100', add drive through, remove garage, construct retail structure and an addition in buffer to inland resource areas. (Map 236 lot 37) to June 5

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 7-0

Mr. Gulla recused himself.

C. Continuation- 28-2220-138 Wheeler Street, Notice of Intent submitted by Damian Dell' Anno, to remove and replace dwelling in a riverfront resource area. (Map 100, lot 24).

Presenter: John Judd, Gateway Consultants

Mr. Judd stated that this project has had two revisions and the house has been moved back. It is in a previously disturbed area, the entire property is within riverfront. On March 6 there was a vote to approve the project, but there were quorum issues. The public hearing was not closed. The applicant would like to properly to close public hearing and have the commission take a vote. At the March 6 hearing the opportunity to address any outstanding issues was not given as it had been in past projects.

Commission Comments:

Ms. Jackson stated the vote on March 6 was 2 for, 1 opposed, and 2 abstained. It is clear that the project did not gain approval. It was denied. Clarification came from Suzanne Egan. There are three options: the vote is valid, it was not properly voted and gets set aside, or if can be rescinded and have another vote.

Mr. Feener stated that Mr. Phillips did not offer the commission the opportunity for additional discussion. Mr. Gradwohl was not sure there is enough to information to reconsider the vote..

Mr. Judd stated historically there was motion to approve the project; if the motion did not carry then the chairman would entertain a motion to deny the project. The chair should have entertained the motion to deny, and it was not.

Mr. Sherman stated he had abstained because he had not listened to the previous recording. He stated he has since listened to it and it is in the best interest of the commission to rescind the vote;

Mr. Feener stated for the record that the submitted planting plan design will help increase wildlife in the area.

Public Comment: None

Motion: To rescind the vote taken on March 6, 2013

1st: Robert Sherman.

2nd: John Feener

Vote: 5-0 with Ms. Kwasiie abstaining

Ms. Jackson reopened the hearing.

Public comment – None

Motion: To approve the project at 138 Wheeler Street, submitted by Damian Dell' Anno, to remove and replace dwelling in a riverfront resource area. (Map 100, lot 24) due to riverfront improvement.

1st: Mr. Feener

2nd: Robert Sherman

Vote: Approved 5-0 with Ms. Kwasiie abstaining

Rob rejoined the commission

D. New – 52 Shore Rd Notice of Intent submitted by Mark Glovsky, Shore Road RT, to repair 60' of stone sea wall in a coastal resource area. (Map 166 lots 10& 11).

Presenter: John Dick, Hancock Associates

Mr. Dick stated that because the winter storms, there has been a large wash out behind the wall and the wall itself. The cobblestones are to be replaced with slabs of granite. A plan will be sent to DEP and forwarded to the commission with a cross section plan.

Commission Comments:

Mr. Feener required that deep rooted plants to be planted behind the wall to stabilize the lawn area.

Public Comment:

Bill Dunlof, 50 Shore Road.

Mr. Dunlof asked for information as to how the new wall will attach to his wall and what the height and width would be. If the wall is higher would the water come into neighboring yards?

Mr. Dick stated that the wall will be the same as it was before the storm.

Motion: To continue the project at 52 Shore Rd submitted by Mark Glovsky, Shore Road RT, to repair 60' of stone sea wall in a coastal resource area. (Map 166 lots 10& 11) to May 15, 2013.

1st: Barry Gradwohl

2nd: AnnJo Jackson

Vote: Approved 7-0

V. Block 2*

A. New 28-2272- 7 Aileen Terrace Notice of Intent submitted by James Alvarez, to repair landscaping and a stone wall in a coastal resource area. (Map 137 lot 4).

Presenter: John Dick, Hancock Associates

Mr. Dick stated the wall has been damaged by the winter storms. It sits on coastal ledge , not coastal bank. The recommendation is to use the larger rocks to replace. The wall will in the same placed, dry-laid, and a bit higher. Stoned fabric will be installed.

Commission Comments:

Mr. Feener stated that deep rooted plants planted along the edge of the stones will help fortify the wall.

Public Comment: None

Motion: To approve the project at 7 Aileen Terrace submitted by James Alvarez, to repair landscaping and a stone wall in a coastal resource area. (Map 137 lot 4).

1st: Ann Jo Jackson

2nd: John Feener

Vote: Approved 7-0

Mr. Gulla recused himself

B New- 8 Barn Lane Request for Determination submitted by Richard & Susan Payne, to construct 2 single story additions to a structure Map 160 lot 50

Presenter: Richard Payne, 8 Barn Lane

Mr. Payne stated that Nugent Farm pond is behind the house, 1-1 mitigation is proposed and silt sock will be installed, no trees will be cut down.

Commission Comments:

Mr. Feener stated planting directly around the addition will be more beneficial than the existing planting plan.

Public Comment: None

Conditions:

- **Plantings to be near the addition**

Motion: Negative determination for the project at 8 Barn Lane submitted by Richard & Susan Payne, to construct 2 single story additions to a structure,Map 160 lot 50

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

Mr. Gulla rejoined the commission

C. Continuation- 28-2257- 259 Washington Street, Notice of Intent submitted by Gloucester Housing Authority, to reconfigure and expand a paved parking area in the buffer to an inland resource area. (Map 105, lot 7)

Motion: To continue the project at Washington Street, Notice of Intent submitted by Gloucester Housing Authority, to reconfigure and expand a paved parking area in the buffer to an inland resource area (Map 105, lot 7) to May 15, 2013

1st: Barry Gradwohl

2nd: Ann Jo Jackson

Vote: Approved 7-0

VI. Block 3*

A. Continuation- 28-2251-34 Beach Road Notice of Intent submitted by Bass Rocks Golf Club, to conduct drainage improvements and stormwater management and cart path relocation in the buffer to an inland resource area. (Maps 72, 73, lots 20, 7, 1 & 2).

Motion: To continue the project at 34 Beach Road Notice of Intent submitted by Bass Rocks Golf Club, to conduct drainage improvements and stormwater management and cart path relocation in the buffer to an inland resource area. (Maps 72, 73, lots 20, 7, 1 & 2) to May 15, 2013.

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: 6-0 with 1 abstention

B. New 28-2274 54 Salt Island Road Notice of Intent submitted by George Iacono, to construct a new foundation, utilities and driveway for an existing dwelling to be relocated in a coastal resource area. (Map 177 lot 11).

Presenter: Mike Faherty

Mr. Faherty stated the house will be moved to another location on the same property for safety reasons. He explained to the commission the methods for moving the house. The new location will not have a full foundation and will be pinned on ledge. The landscaping will be done at a later time.

Commission Comments:

Mr. Gulla stated that the future plan of the yard should not include any increases in impervious.

Public Comment:

Judy Fabbri, 9 Naomi

Ms. Fabbri asked about a drainage plan.

Ms. Press stated the project still has to go to engineering for approval.

Conditions:

- **Spill kits on site**
- **Break up original slab of foundation floor**
- **Engineering review**

Motion: To approve the project at 54 Salt Island Road submitted by George Iacono, to construct a new foundation, utilities and driveway for an existing dwelling to be relocated in a coastal resource area. (Map 177 lot 11).

1st: Barry Gradwohl

2nd: John Feener

Vote: Approved 7-0

C. Continuation- 28-2255- 31 Stanwood Avenue, Notice of Intent submitted by Michelle & Mathew Tallgrass, to construct a single family home with associated grading and utilities in a riverfront resource area. (Map 230, lot 158).

Continued to May15, 2013

Motion: To continue the project at 31 Stanwood Avenue, Notice of Intent submitted by Michelle & Mathew Tallgrass, to construct a single family home with associated grading and utilities in a riverfront resource area. (Map 230, lot 158) to June 5, 2013.

1st: Ann Jo Jackson

2nd: Charles Anderson

Vote: Approved 6-0 with 1 abstention

D. Continuation -28-2254- 33 Stanwood Avenue Notice of Intent submitted by Jacqueline Misuraca, to construct a single family home with associated grading and utilities in a riverfront resource area. (Map 230, lot 158).

Continued to May 15, 2013.

Motion: To continue the project at 33 Stanwood Avenue Notice of Intent submitted by Jacqueline Misuraca, to construct a single family home with associated grading and utilities in a riverfront resource area. (Map 230, lot 158) to May 15, 2013.

1st: Ann Jo Jackson

2nd: Charles Anderson

Vote: Approved 6-0 with 1 abstention

E. Continuation- 28-2265- 49 Parker – Notice of Intent submitted by Jack LeVie, to construct a 2nd story deck over an existing deck and to construct a 60' retaining wall in the buffer to a coastal resource area. (Map 54, lot 61).

Applicant requests continuation to May 15, 2013.

Motion: To continue the project at 49 Parker – Notice of Intent submitted by Jack LeVie, to construct a 2nd story deck over an existing deck and to construct a 60' retaining wall in the buffer to a coastal resource area. (Map 54, lot 61) to May 15, 2013.

1st: Ann Jo Jackson

2nd: Charles Anderson

Vote: 6-0 with 1 abstention

VII. AS TIME PERMITS: COMMISSION BUSINESS

Motion: To adjourn

1st: Charles Anderson

2nd: Robert Sherman

Vote: Approved 7-0

***Please note that items may be taken out of order.**

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