



**CITY OF GLOUCESTER**  
**CONSERVATION COMMISSION**  
**DRAFT MINUTES**  
**June 5, 2013**  
**WEDNESDAY, 2013 - 7:00 PM**  
**City Hall, Kyrouz Auditorium**  
**Robert Gulla Chair**

**Members Present:** Robert Gulla, Chair, Robert Sherman, Barry Gradwohl, Charles Anderson, John Feener, Helene Shaw – Kwasi, Ann Jo Jackson- **Absent**

**Staff:** Lisa Press, Agent, Stacy Carpenter, Assistant Conservation 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.

COE13-04 7 Pebble Path

**40 Sumner St**

**Ms. Press** explained that this is an after the fact filing. A permit was issued awhile ago to build a deck, but expired so a cease and desist was issued. Deck is in ACEC in upland edge.

**Debbie Thompson**

**Ms. Thompson** explained that a permit was issued years ago to convert a mudroom to a living room and the plan also included deck. The deck was tabled because of lack of funds. It was signed off and didn't realize the deck could not be built without coming before the commission again.

**Mr. Feener** asked for the soil underneath the deck to be tilled and suggested that a tree on site that looked weak be included in the filing for future removal.

**II. PUBLIC COMMENT - None**

**III MINUTES REVIEW**

**May 1, 2013**

**Motion: To approved the minutes of May 1, 2013**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 6-0**

**IV Block 1\***

**A. New 15 Biskie Head Point**, Request for Determination submitted by Heron Way Co-Op Assoc., to maintain 2 pilings at docking area. Map 233 lot 5.

**Presenter: Karen Gallagher, 34 Atlantic St**

**Ms. Gallagher** disclosed to the commission and public that she is a member of the Planning Board and Community Preservation Committee. She apologized to the commission for not understanding the process for filing for an RDA with the city. The work was done in November 2012. Two pilings have been driven and attached to the dock to stabilize it during the winter months. The Marina received approval by DEP.

**Randy Kotter, 9 Skipper Way Terrace**

**Mr. Kotter** explained that the piles were needed to stabilize the dock because of ice build up during the winter on the finger docks. During the last major storm that came out of the east; the docks were moving 3 feet in the air. The pilings that were installed are fiberglass.

**Public Comment: None**

**Motion: Negative Determination for the project at 15 Biskie Head Point, submitted by Heron Way Co-Op Assoc., to maintain 2 pilings at docking area. Map 233 lot 5.**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 6-0**

**B. New- 7 Pebble Path** Request for Determination submitted by Daniel McLaughlin, to construct a platform and stairs in dune for beach access. Map 261 lot 15.

**Motion: To continue the application for 7 Pebble Path Request for Determination submitted by Daniel McLaughlin, to construct a platform and stairs in dune for beach access. Map 261 lot 15 to June 19**

**1<sup>st</sup>: Barry Gradwohl**

**2<sup>nd</sup>: Charles Anderson**

**Vote: Approved 6-0**

**C. Continuation 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: Michael Seekamp Environmental Consulting 129 Rt. 125 Kingston NH**

**Mr. Seekamp** reviewed the boards requests made at the May 15<sup>th</sup> meeting. The commission decided that the project is redevelopment in riverfront. A revised planting plan, operations and maintenance plan that deals with dog waste have been submitted as requested. The building configuration has been changed with a drive through added. The surface of the drive through will be pervious. The project meets storm water standards. All debris will be removed from site, all trees and mature vegetation will be maintained. Some invasives will be removed and/or controlled. There will be minimal grading changes to the topography and sufficient topsoil will be maintained. Seeding and planting with erosion controls are included in the planting plan.

**Stan Poole, 1 Farm Lane, Rockport**

**Mr. Poole** informed the commission that the infiltration system will be done first then the planting. Late summer is the start date. Planting will be done before the building is started.

**Commission Comments:**

**Mr Gulla** requested a monitor to the site to oversee the work.

**Mr. Feener** requested that if herbicides are used on the invasives that they be applied by painting the herbicide on by a license professional. When the work is done, the agent is to be notified. He also stated the planting area be monitored for two years. If the plant species dies then the plan must be re-looked at.

**Public Comment: None**

**Conditions:**

- **Work not to be done in winter**
- **Stormwater systems to be created first**
- **Pictures taken before work commences and after work is done**
- **Mortality of plantings to be reviewed after two years.**
- **Monitor on site**

**Public Comment: None**

**Motion: To approve the project at 28-2273- 210 Eastern Ave 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).**

**1<sup>st</sup>: Barry Gradwohl**

**2<sup>nd</sup>: John Feener**

**Vote: Approved 5-0 with Mr. Anderson abstaining.**

**D. Continuation– 28-2266- 239 Eastern Ave** Notice of Intent submitted by Mark Duval, McMark RT, to construct a stream crossing and roadway for commercial use, a culvert, retaining walls, utilities and drainage structures in an inland resource area. (Map 161, lots 9, 11).

**Applicant requests continuation to July 17, 2013.**

**Motion: To continue the project at 239 Eastern Ave Notice of Intent submitted by Mark Duval, McMark RT, to construct a stream crossing and roadway for commercial use, a culvert, retaining walls, utilities and drainage structures in an inland resource area. (Map 161, lots 9, 11) to July 17, 2013.**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 6-0**

**V. Block 2\***

**A. 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)

**Applicant requests continuation to June 19, 2013.**

The commission decided that the project does not need a NOI application.

**B. New-22 Nashua Avenue** Request for Determination submitted by Kristin Wood, to construct a deck addition on sonotubes. Map 186 lot 12.

**Presenter: James wood 19 Gott Ave, Rockport**

**Mr. Woold** explained that the deck will be extended along the house and will require three additional pillars on 10 inch sonatubes

**Commission Comments:**

**Mr. Feener** suggested to pull stone wall that runs along the house out so the deck is over the impervious area. It will help capture runoff.

**Public Comment: None**

**Motion: Negative Determination for the project at 22 Nashua Avenue submitted by Kristin Wood, to construct a deck addition on sonotubes. Map 186 lot 12.**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Robert Sherman**

**Vote: Approved 6-0**

**C. New- Wyoma Road, Knox Way, Request for Determination submitted by Waterman Association, to remove asphalt access path, replace sand and place a boardwalk. Map 257**

**Presenter: Steve McCarthy 33 Thatcher Road**

**Mr. McCarthy** stated the repair is temporary until a better design plan is determined. The project includes breaking up the existing asphalt, removing it and creating a clean line. Sand will be poured and a boardwalk will be laid on top.

**Commission Comments:**

**Ms. Press** stated the sand must be matched.

**Mr. Feener** stated the path edges to be marked for sand placement.

**Public Comment: none**

**Conditions:**

- **Mark edge of pavement path**
- **Draw sketch of sleepers for file**
- **Sections must be removable by fall and not allowed to be reinstalled in the spring.**
- **Sand to be matched**

**Motion: Negative Determination for the project at Wyoma Road, Knox Way, submitted by Waterman Association, to remove asphalt access path, replace sand and place a boardwalk. Map 257**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 6-0**

**D. New- 2 State Pier Notice of Intent submitted by Marguerite Debbie, Mass Development, to expand floating dock and install 2 pilings in a coastal resource areas. (Map 54 lot 108).**

**Presenter: Richard Jabba 25 Derby St**

**Mr. Jabba** informed the commission that Mass Development is 620 feet of working space, including two floats 6 x 35, a finger pier and main pier 8x45 feet. The two piers will be supported by the pilings; 14" diameter stainless steel pilings. An existing piling will be pulled up and reinserted further up on the pier, the other piling is new.

**Public Comment: None**

**The commission noted for the record that the large floating docks are allowed in this project because the site is commercial and in the DPA. The piling removal is also allowed for this reason.**

**Motion: To approve the project at 2 State Pier submitted by Marguerite Debbie, Mass Development, to expand floating dock and install 2 pilings in a coastal resource areas. (Map 54 lot 108).**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 6-0**

**VI. Block 3\***

**A. New- 131 Atlantic Road**, Notice of Intent submitted by Meredith Fine, to construct a single family residence with associated utilities and driveway in the buffer to inland and coastal resource areas. (Map 72 lot 14).

**Presenter: John Judd, Gateway Consultants**

**Mr. Judd** explained that the lot is vacant and is 100x240. The lot is overgrown with invasives. The home will be 2000 s.f. with a garage in back. Rain garden is proposed in front and back.

Half of the house is outside of buffer and is 64 feet from an isolated wetland. The lot will be cleared and native vegetation added. A construction silt sock will be around the perimeter.

**Commission Comments:**

**Mr. Feener** suggested changing the language from rain garden to vegetated bio-retention area JJ: will excavate for foundation, stockpile

**Mr. Gulla** asked where the environment gains any value; the concern being more during construction then after for mitigation. What is the mitigation?

**Mr. Judd** redrew the limit of work line so the existing vegetation remains.

**Mr. Gradwohl** suggested the driveway be pervious.

**Ms. Press** noted for the record that any work beyond what is presented this evening would have to come back as a new filing.

**Public Comment: None**

**Conditions:**

- **Noted “no disturb zones” to be on plan**
- **Pervious driveway to be determined**

**Motion: To approve the project at 131 Atlantic Road, submitted by Meredith Fine, to construct a single family residence with associated utilities and driveway in the buffer to inland and coastal resource areas. (Map 72 lot 14).**

**1<sup>st</sup>: Barry Gradwohl**

**2<sup>nd</sup>: John Feener**

**Vote: approved 6 -0**

**B. Requests for Certificates of Compliance**

**CoC 239 Eastern Ave**

**Motion: To approve the Certificate of Compliance for 239 Eastern Ave**

**1<sup>st</sup>: Barry Gradwohl**

**2<sup>nd</sup>: Robert Sherman**

**Vote: approved 6-0**

**Motion: To adjourn**

**1<sup>st</sup>: John Feener**

**2<sup>nd</sup>: Charles Anderson**

**Vote: Approved 6-0**

**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 at 978-281-9781.

Additional information can also be obtained on the Conservation Web Page at [www.gloucester-ma.gov](http://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**