



CITY OF GLOUCESTER

CONSERVATION COMMISSION

MINUTES

WEDNESDAY June 19, 2013 - 7:00 PM
City Hall, Kyrouz Auditorium
Robert Gulla Chair

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

II. PUBLIC COMMENT - None

III. MINUTES REVIEW

Motion: To approve the minutes of May 1 & 15 2013

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

IV. **Block 1***

- A. **New-17 Sunset Point:** Notice of Intent: Submitted by Patricia Rosenblatt for work rebuilding of existing home within the buffer zone to coastal bank and bordering vegetated wetlands. (Map 143 lot 45).

Presenter: Bill Manuell, Wetlands and Land Management, Danvers, MA.

Mr. Manuell stated the building will be torn down and a new home will be rebuilt. A large portion of the roof will be a green top and the will have a pervious driveway, walkways, and patio. Some of site work is in buffer zone to coastal bank and some is in buffer zone to vegetated wetland. A quarry is also near the site. The wetlands emanate upslope. The work area is lower than the wetlands. Erosion controls will be in place. There is a concern about the stability of the coastal bank. Some of the site work is within the buffer to coastal bank. The home is 50 feet away from the edge of wet. The projects results in a 490 s.f. increase in impervious. Mitigation will be along the top of the coastal bank. No blasting is needed.

Commission Comments:

Ms. Press stated the area is very wet. She stated she was not sure if there was a stream on site because of all the recent rain. There is a stream upstream from the quarry that is piped at a certain point. If it is over 200 feet it does not count as a stream, if less than 200 feet the quarry would not be isolated and would have a 100 foot buffer. How much of the house is truly in buffer is the question once the buffers are determined.

Mr. Gradwohl asked about what the material would be near the front door.

Mr. Manuell stated Bluestone. He asked where the runoff of the green roof goes.

Mr. Feener stated a green roof is a **limited infiltration device** and does prevent a lot of water velocity from coming off the roof. It slows it down enough to recharge.

Tim Thurman Tree House Design, Squam Rock Road Gloucester

Mr. Thurman stated the front of the property is all rock. It is designed to flow off the over drip edge and into coastal bank. It can retain a lot of rainfall.

Mr. Feener suggested planting shrubs in corners of property and to add a vegetated bio retention area.

Public Comment:

Mike Haron, ??? President of LLC for Quarry & Land

Mr. Haron explained that there is no issue with the building. The concern is if the runoff from the site work running into the quarry. There is a drainage system that runs along the property line and an outflow pipe that runs into the quarry. Over the years the pipes have deteriorated and failed. The concern is erosion working its way into the pipe.

Mr. Manuell stated they would tighten up erosion controls.

The commission scheduled a s site walk for Saturday 9:45

Motion: To continue the project at 17 Sunset Point: Notice of Intent: Submitted by Patricia Rosenblatt for work rebuilding of existing home within the buffer zone to coastal bank and bordering vegetated wetlands. (Map 143 lot 45) to July 17

1st: Ann Jo Jackson

2nd: John Feener

Vote: Approved 6-0

- B. New- 18 Vine Street:** Request for Determination: Submitted by Jeffrey Marr for work razing and rebuilding a deck and installation of a 12 x 8 foot shed within the buffer zone to a freshwater resource (Map 112 Lot 8)

Presenter: Jeffrey Marr, 18 Vine St

Mr. Marr explained there is an existing deck toward river side and will be using the existing footing and attach the new deck to the house and existing deck. It will be 160 s.f. A 12x 8 shed will be installed at the foot of the driveway. Mr. Marr also requested to remove 2 stumps.

Commission Comments:

Ms. Press stated the shed should be elevated on blocks on crushed stones.

Public Comment: None

Conditions:

- 2 foot garden along side of shed
- Stump to be ground
- Remove stone underneath stairwell

Motion: Negative Determination for the project at 18 Vine Street submitted by Jeffrey Marr for work razing and rebuilding a deck and installation of a 12 x 8 foot shed within the buffer zone to a freshwater resource (Map 112 Lot 8)

1st: Ann Jo Jackson

2nd: Charles Anderson

Vote: Approved 6-0

- C. New- 29 Fort Sq:** Abbreviated Notice of Intent: Submitted by Regina Attaya for work reconstructing an existing three story building within the original footprint and within the buffer zone to a wetland resource. (Map 1, Lot 2)

Presenter: Attorney Joel Favazza, 911 Main St.

Attorney Favazza stated the building footprint is not being expanded. The small bump out on the southeastern side will be removed. The site is highly developed. During the demolition and reconstruction phase the builders will employ best practices to protect and prevent any impacts to the resource. Silt socks will be in place, a dumpster will be placed toward the road and covered and the site will be kept damp to reduce dust.

Commission Comments:

Mr. Gulla stated the concern is the site management.

Ms. Press stated snow fences with straw waddles are to be installed as well as weekly photos.
Mr. Gulla stated the applicant and construction manager to be on site for the site visit.

Public Comment: None

Conditions:

- **Snow fencing and straw waddles for site management**
- **The applicant and construction manager to be on site for the site visit.**
- **Daily magnetic sweep**

Motion: To approve the project at 29 Fort Sq: Submitted by Regina Attaya for work reconstructing an existing three story building within the original footprint and within the buffer zone to a wetland resource. (Map 1, Lot 2)

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

D. New – 937 Washington Street: Notice of Intent: Submitted by John & Patricia Austin for work installing a seasonal float and ramp. (Map 157, Lot 26)

Presenter: Katie Deronde, DeRosa Environmental

Ms. Deronde the applicant would like to install a seasonal dock on the property. The entire site is within 100 foot buffer to coastal bank. The deck will have an aluminum ramp, 40 s.f. secured to the seawall with steel posts. The 60 s.f. float will be made of timber with plastic floatation devices. The 4 posts are to keep the float above the mud flat. The material will be Greenheart. It is seasonal dock. It will be removed with the ramp.

Commission Comments:

Ms. Press stated it is on town property. Jim Caulkett will be issuing a letter giving permission to build the float on public landing land.

Mr. Feener questioned the elevated standoffs and if they will be coming up and down in the same spot each time. The concern is the posts coming down in different spots each time which will impact the flat.

Mr. Gulla voiced concern about the structural engineering of the long ramp. It will have a lot of torque with the tides, storms etc. He questioned if the seawall is strong enough to withstand the torque.

John Austin, 937 Washington St.

Mr. Austin stated the posts do not totally rely on the hinge point to keep them in place. They are cross strapped diagonally. They will be anchored back onto the seawall.

Mr. Gulla stated it should be specified on the plan; Crossing tieback for stabilization.

Public Comment: None

Motion: To approve the project at 937 Washington Street submitted by John & Patricia Austin for work installing a seasonal float and ramp. (Map 157, Lot 26)

1st: Ann Jo Jackson

2nd: Charles Anderson

Mr. Gradwohl stated he believes that the commission should wait to get input on the structural engineering of the wall, the Shellfish Warden and the Harbormaster

The motion was withdrawn

Motion: To continue the project at 937 Washington Street Notice of Intent submitted by John & Patricia Austin for work installing a seasonal float and ramp. (Map 157, Lot 26) to July 17, 2013.

1st: Ann Jo Jackson

2nd: 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)

The applicant withdrew the application.

B. New- 62 Crafts Road: Request for Determination: Submitted by Scott & Mara Kellan for work moving a structure back onto a foundation. The structure was knocked off the foundation during the blizzard of 2013. (Map 244 Lot 4,5)

Presenter: Steve McCarthy 33 Thatcher Rd

Mr. McCarthy explained that the last blizzard of the winter lifted the boat house up and slammed it down causing it to come off the slab. The work is to repair the foundation on one side where it collapsed. House jacks will be used to lift the structure and all work will be done by hand.

Commission Comments:

Mr. Gulla suggested calling the Agent prior to work being started and then a few days later with an update in case of any unexpected work that may need to be done.

Public Comment: None

Conditions:

- **No heavy equipment to be used**
- **Work to be done at low tide.**
- **4 foot strip of burlap laid down sides to define limit of work**
- **Call agent 72 hours prior and several days afterward for project update**

Motion: Negative Determination for the project at- 62 Crafts Road submitted by Scott & Mara Kellan for work moving a structure back onto a foundation. The structure was knocked off the foundation during the blizzard of 2013. (Map 244 Lot 4,5)

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

C. New- Amended Order to #28- 2070 15 Totten Lane: Submitted by Chris Petersen for work to enlarge a mitigation plan, relocate access further from the resource, install water cisterns, remove construction debris, construct a screened porch and a slightly modified house configuration. (Map 252, Lot 4)

Presenter: Isaac Rowe, Mill River Consulting

Mr. Rowe stated the property had an OoC issued in 2010. This application is to enlarge the mitigation effort and make it more site specific, add cisterns, remove construction debris and construct a screen porch with a slight house modification. There is a new owner who has hired an architect and site contractor. There are 1800 s.f of plantings on the approved plans. During the past winter, storm surge has affected one of the areas for the plantings. The applicant would like to move some of plantings to a safer area and also remove invasive species on the property. The construction access will be moved because of difficulty in getting into the site with construction material. Trees will be removed and new retaining wall will be installed. Resource will be less impacted than what was previously approved. Cisterns will be installed. The Board of Health has been given a design plan.

Commission Comments

Ms. Press stated everything in the project is in the 100 foot upland edge. The addition was allowed because it was over ledge. The commission generally does not allow any new stuff over upland edge.

Mr. Gulla stated concerns about the additions to upland edge in ACEC. The addition goes against Gloucester's local ordinance.

Mr. Gradwohl would like to see the original plans to compare to the new plans.

Public Comment: None

Motion: To continue the project at 15 Totten Lane: Submitted by Chris Petersen for work to enlarge a mitigation plan, relocate access further from the resource, install water cisterns, remove construction debris, construct a screened porch and a slightly modified house configuration. (Map 252, Lot 4)

to July 17, 2013

1st: Barry Gradwohl
2nd: Charles Anderson
Vote: Approved 6-0

- E. 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)

Presenter: John Dick, Hancock Associates

Mr. Dick stated the structure has already been built. He proposed sand nourishment for late summer/early fall. To enhance stabilization; roll up the existing trex path and fill in the divot with the adjacent dune and then lay the trex path back down, planting a row of woody plants/perennials on the upwind side to help accumulate and maintain the condition of the sand falling on the trex mat, install snow fence perpendicular to the dune to accrete sand.

Commission Comments

Ms. Press stated concern that the dune will not be stable enough by fall to keep the platform in place. It may have to be removed.

Mr. Gulla stated the commission will have to wait until fall to see what the dune is doing at that time. He added he would like to get CZM's opinion on filling in the ravine from the trex path and on planting woody plants along side it.

A discussion was held on the best and less impactful way to try to accrete sand over the next few months. It was agreed to place wooden sticks along the dune to help with dune restoration.

Public Comment: None

Motion: To continue the project at 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)

1st: Ann Jo Jackson
2nd: John Feener
Vote: Approved 6-0

VI. Block 3*

- A. 17 Stanwood Point:** Certificate of Compliance Request for 28-1827: Submitted by Kenneth Chiarello, Esq.
20 Brace Cove

Motion: To approved the Certificate of Compliance for 17 Stanwood Point & 20 Brace Cove

1st: Ann Jo Jackson
2nd: Charles Anderson
Vote: Approved 6-0

- B. 190 Hesperus Ave:** Certificate of Compliance Request for 28-2129: Submitted by Bill Manuell.
Presenter: Bill Manuell, Wetlands and Land Management

Mr. Manuell explained that the plan was approved and the engineer did an as built plan. The home was built in a slightly different configuration and there is an increase in impervious area. The approved plan and mitigation covers the increase in the impervious. Despite the variation of the footprint, everything is planted and the ground is stabilized.

Commission Comments

Ms. Press stated the resource is a road away and the additions were away from wetland.

Motion: To accept the minor modification of the building being further from resource and mitigation exceeding 2-1

1st: John Feener
2nd: Ann Jo Jackson
Vote: Approved 6-0

C. 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).

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 August 7, 2013.

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

D. 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).

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 August 7, 2013.

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

VII. AGENT'S REPORT ON VIOLATIONS

A. Violation: 654R Essex Road

Mr. Gulla informed the board that the stream was dammed as of today and believe that it is being dammed on purpose. He stated the enforcement order should be to keep the culvert clear.

***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 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 Stacy an email at Scarpenter@gloucester-ma.gov