



CITY OF GLOUCESTER

CONSERVATION COMMISSION

Minutes

WEDNESDAY October 16th 2013 – 7:00 PM
City Hall, Kyrouz Auditorium
Robert Gulla Chair

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

Staff Present: 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.

12 Baker Street

Dan Ottenheimer, Mill River Consulting

Mr. Ottenheimer requested two minor adjustment for 12 Baker St; to construct a wooden deck and a solid tank instead of a porous one to capture water runoff so it can be used for gardens.

Conditions:

- **Tank maintenance plan to be submitted to Agent**
- **Chemical additives cannot be added to water**

Motion: To approve the minor modifications at 12 Baker Street

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

II. PUBLIC COMMENT - None

Discussion: 20 Brace Cove Violation

Ms. Press reported to the commission that she received notice today Ronald Stelling from the state will take over the Brace Cove violation.

Robert Elwell communicated his displeasure to the board stating that he has had no communication from the commission and has been asking for a status update on this issue. He stated that the 'cease & desist' order came out of the blue. He requested his name be taken off the violation.

Mr. Gulla and Ms. Press informed Mr. Elwell that the Commission had tried to communicate with him and received no response.

III Block 1*

Robert Gulla recused himself

A. NEW RDA 68 Thurston Point Road Submitted by Andrew Theriault for the construction of a deck partially within riverfront area.

Presenter: Andrew Theriault

Mr. Theriault explained to the commission that he would like to add a deck within the 200 foot buffer. The frame will be pressure treated and the decking will be mahogany or trex boards.

Commission Comments:

Mr. Feener requested that 8 shrubs be planted three feet apart to help with erosion.

Public Comment: None

Conditions:

- 8 shrubs be planted three feet apart

Motion: Negative determination for the project at 68 Thurston Point Road for the construction of a deck partially within riverfront area.

1st: Barry Gradwohl

2nd: Helen Shaw-Kwasie

Vote: Approved 5-0

Rob Gulla rejoined the commission.

A. Continued NOI #28-2302 3 Aileen Terrace: Submitted by Robert Crandall (represented by Wetlands and Land Management) for sediment and filtration of a quarry. (Map 137 Lot 2)

Presenter: Bill Manuell, Wetlands and Land Management

Commission Comments

Ms. Press informed the commission that DEP has a book for guidelines for habitat analysis. Two appendixes have to be completed by a third party reviewer. The concern is that the floor of the quarry is a habitat for creatures and should be analyzed. The analysis will give the commission guidelines of how the work should be done.

Public Comment: None

Motion: To hire a third party reviewer to complete appendixes A & B in accordance with MASS DEP guidelines

1st: John Feener

2nd: Barry Gradwohl

Vote: approved 6-0

Motion: To continue the project at Aileen Terrace submitted by Robert Crandall (represented by Wetlands and Land Management) for sediment and filtration of a quarry, (Map 137 Lot 2) to November 6, 2013.

1st: John Feener

2nd: Helene Shaw-Kwasie

Vote: Approved 5-0 with Ms. Jackson abstaining

B.) Continued NOI #28-2301 650 Washington Street: Submitted by Katherine McMillan (Represented by Wetlands and Land Management) for repairs to an existing seawall. (Map 113, Map 10)

Presenter: Bill Manuell Wetlands and Land Management

Mr. Manuell informed the commission that Dave Sargent does not have any issues will raising the wall.

Commission Comments

Ms. Press stated that Dave Sargent confirmed that the higher wall height will not cause any scouring to the surrounding area.

:

Public Comment: None

Motion: To approve the project at 650 Washington Street: for repairs to an existing seawall. (Map 113, Map 10)

1st: John Feener

2nd: Helene Shaw- Kwasia

Vote: 4-0 with Mr. Anderson and Ms. Jackson abstaining.

IV. Block 2*

A. Continued NOI 1 Stanwood Point Submitted by KMS Investments (represented by Gateway Consultants) for the construction of a single family house. (Map 230. Lot 51)

Presenter: John Judd, Gateway Consultants

Mr. Judd reviewed the lot and resource areas with the commission stating the dwelling is as far away from resource as possible. The house is in the buffer and part of the driveway. The alternative analysis is included in the application. A site visit will be helpful.

Commission Comments:

Ms. Press recommended to the commission to hear the presentation of the project only. A site walk should be done and then Bill Jones can do his review.

Public Comment:

Steven Golden 33 Rockport Road.

Mr. Golden stated that he was against the project. He asked the commission to pay attention to the riverfront standards. This is a discretionary project. They have a right to apply, not a right to build.

Kathryn Hines, 38 Stanwood, (own small piece of marsh of 36 Stanwood Ave)

Ms. Hines asked the commission to please adhere to the strictest standards to keep the site as pristine as possible.

A site visit was set for Monday October 28 at 4:30 p.m.

Motion: To continue the project at 1 Stanwood Point for the construction of a single family house, (Map 230. Lot 51) to November 6, 2013.

1st: Ann Jo Jackson

2nd: John Feener

Vote: Approved 6-0

B. Continued NOI 5 Stanwood Point Submitted by KMS Investments (represented by Gateway Consultants) for the construction of a single family house. (Map 230. Lot 160)

Presenter: John Judd, Gateway Consultants.

Mr. Judd explained the lot and resource areas to the commission. It is a 25,000 s.f. vacant lot and is not involved with Riverfront Protection Act. The limit of the lot have been established since 1924.

Commission Comments:

Ms. Press recommended that the commission do a site walk, then Bill Jones will do his review which will address any legal issues.

Public Comment:

Steven Golden 33 Rockport Road

Mr. Golden stated this would be in violation of a DEP regulation 310 CMR 10.07 which states any projects have to comply with MEPA. Permits have been given for this area solely because a sewer was put in. It went through MEPA and it fell short .and went ahead without an environmental impact report. This was legally merged with the Little River Project and the W. Gloucester sewer project. The W. Gloucester sewer project never had MEPA environmental impact report. Until this or any other project that has been enabled by the Little River Project gets the full environmental impact report. The work is illegal.

Motion: To continue the project at 5 Stanwood Point for the construction of a single family house, (Map 230, Lot 160) to November 6, 2013.

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

C.) Continued NOI #28-2254 31 Stanwood Avenue: Submitted by Michelle Tallgrass (represented by Seekamp Environmental Consulting) for the construction of a single family house. (Map 230 Lot 157)

Presenter: Mike Seekamp, Seekamp Environmental Consulting

Mr. Seekamp explained the lots to the commission. It is a family owned property. The Alternative Analysis are done on the lots themselves.

Public Comment:

Steven Golden 33 Rockport Road

Mr. Golden stated the site is in riverfront areas. A large part of this is going to be built on resource. It is very sensitive land. The commission has a right to request a wildlife habitat study for the area as well as the new flood zones maps. The rule of "No

significant adverse impact should be followed.”

Ms. Press stated that the new FEMA maps should be applied.

Janelle McCarthy 34 Stanwood Ave

Ms. McCarthy requested that the commission take into consideration that the site is a wild life habitat.

Julie Kenyon 29 Stanwood Ave

Ms. Kenyon stated that Lot 31 is very wet; nature rules.

Katherin Hines. 38 Stanwood Ave

Ms. Hines requested that the commission include the new FEMA maps.

John McCarthy, 34 Stanwood Ave

Mr. McCarthy stated that the area in question has always been wet. It is only dry in August or September.

Motion: To continue the project at 31 Stanwood Avenue for the construction of a single family house, (Map 230, Lot 157) to November 6, 2013

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

D.) Continued NOI #28-2255 33 Stanwood Avenue: Submitted by Jackie Misuraca (represented by Seekamp Environmental Consulting) for the construction of one single family house, one on each lot. The two filings are being reviewed jointly. (Map 230 Lot 158)

Presenter: Mike Seekamp, Seekamp Environment Consulting

Mr. Seekamp explained the lots to the commission. It is a family owned property. The Alternative Analysis are done on the lots themselves.

Public Comment:

Janelle McCarthy 33 Stanwood Ave

Ms. McCarthy requested that the commission take into consideration that the site is a wild life habitat.

Motion: To continue the project at 33 Stanwood Avenue for the construction of one single family house, one on each lot, (Map 230 Lot 158) to November 6, 2013

1st: Ann Jo Jackson

2nd: Helene Kwasi-Shaw

Vote: Approved 6-0

Continued NOI: #28-2280 937 Washington Street Submitted by John & Patricia Austin (represented by DeRosa Environmental), for the installation of seasonal float and ramp. (Map 157 Lot 26).

Motion: To continue the project at 937 Washington Street Submitted by John & Patricia Austin (represented by DeRosa Environmental), for the installation of seasonal float and ramp, (Map 157 Lot 26) to November 6, 2013.

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

B. Requests for Certificates of Compliance

#28-2216 50 Mussel Point Road

#28-2213 50 Sumner (pending tree)

#28-1619 12 Baker St.

#28-212 35 Concord St

#28-1798 118 Atlantic St

Motion: To approve the Certificates of Compliance for 28-2216 50 Mussel Point Road, #28-2213 50 Sumner (pending tree), 28-1619 12 Baker St, 28-212 35 Concord St, 28-1798 118 Atlantic St

1st: Ann Jo Jackson

2nd: 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 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