



CITY OF GLOUCESTER

CONSERVATION COMMISSION

MINUTES

WEDNESDAY November 6th 2013 - 7:00 PM

Sawyer Free Library, Friend Room

Robert Gulla Chair

Members Present: Robert Gulla Chair, Barry Gradwohl, Helene Shaw-Kwasie, Charles Anderson, Robert Sherman, John Feener, Ann Jo Jackson -[Absent](#)

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.

A. **Minor Modification: 259 Concord Street:** Reduce size of workshop and move further from the 100 foot ACEC.

Presenter: Pete Radochia, 259 Concord St

Mr. Radochia explained the site stating the shed will be replaced with a barn.

Mr. Feener requested the #4 be removed from the application as a reason for an improvement stating it is not applicable.

Motion: To approve the minor modification at 259 Concord Street

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

B. **Minor Modification: 144 Wheeler Street:** Submitted by Esther Williams, to use small excavator for work.

Presenter: Ester Martin, 144 Wheeler St

Ms. Martin stated that the jetty is getting pushed out and is hollow inside. A small excavator is required to do the work. Large stones will need to be used.

Ms. Press stated the cornerstones of the wall are not squared. The equipment can be placed on the boat ramp and upper area only.

Conditions:

- **Plywood to be laid down for excavator**
- **Narrative submitted of where excavator will drive on site.**
- **Filter fabric**
- **Work between tides only**

Motion: To approve the project at 144 Wheeler Street

1st: Charles Anderson

2nd: John Feener

Vote: Approved 6-0

II. PUBLIC COMMENT - None

III MINUTES REVIEW

Motion: To approve minutes of October 2, 2013

1st: Helene Shaw-Kwasie

2nd: Robert Sherman

Vote: Approved 4-0 with Robert Gulla & John Feener abstaining

Motion: To approve the minutes of October 16, 2013

1st: Helene Shaw-Kwasie

2nd: Charles Anderson

Vote: Approved 4-0 with Robert Gulla & John Feener abstaining

Mr. Gulla announced to the public that the applicants for 31 & 33 Stanwood Ave have requested a continuance to the November 20, 2103 meeting.

IV Block 1*

A.) NEW RDA 13-81: 28 Poplar Street: Submitted by the City of Gloucester (Represented by the City of Gloucester) for the installation of an 80' x 100' salt building. (Map 105, Lot 19)

Presenter: Jay Jarosz, Utilities Manager, City of Gloucester

Mr. Jarosz stated the new salt shed will be built above the historical flood line and further away from the Mill River. The old building's use has not been determined as this time.

Commission Comments:

Ms. Press stated the project counts as a redevelopment. It is degraded land.

Mr. Feener stated that it is a great opportunity to create a bio retention area in the back corner.

Ms. Press requested a BMP plan and for it to be reviewed by Paul Keene.

Public Comment: None

Conditions:

- **If existing building has a use change it must be filed with the Conservation Commission**
- **Bio retention area to be created and plan submitted to agent and reviewed by Paul Keene**

Motion: Negative Determination for the project at 28 Poplar Street for the installation of an 80' x 100' salt building. (Map 105, Lot 19)

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

C. **NEW RDA 13-78: 26 Centennial Avenue:** Submitted by City of Gloucester (Represented by City of Gloucester) for the installation of a fence (Map 4, Lot 1)

Presenter: Jay Jarosz, Utilities Manager, City of Gloucester

The board discussed the placement of the fence stating it cannot block foot traffic from Blynman Bridge as well as its placement near the isolated wetland salt marsh zone.

Public Comment: None

Conditions:

- **Modified plan to be submitted**
- **Fence will not block canal corridor**
- **Fence not to entirely enclose isolated wetland saltmarsh zone (10 foot space in middle to remain) .**

Motion: Negative Determination for the project at 26 Centennial Avenue: for the installation of a fence (Map 4, Lot 1)

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved

C.) **NEW RDA 13-80: 49 Sumner Street:** Submitted by Karen Harrison (Represented by self) for the After the Fact construction of an addition (Map 240, Lot 25)

Presenter: Jay Harrison, 49 Sumner St

Ms. Press informed the board that the applicants did receive a building permit; however, they were not referred to Conservation for signoff.

Commission Comments:

Mr. Feener requested that the down spouts be pointed toward a rock outcropping and that a rain garden be created to capture additional runoff. John: where r down spouts pointed.

Public Comment: None

Conditions:

- **Rain garden plan to be submitted to agent**

Motion: Negative determination for the project at 49 Sumner Street for the After the Fact construction of an addition (Map 240, Lot 25)

1st: John Feener

2nd: Helen Shaw-Kwasie

Vote: Approved 6-0

D.) **NEW RDA 13-77: Rt 127 Eastern Avenue:** Submitted by MassDOT (Represented by MassDOT) for the repaving and improvements to Eastern Avenue.

Presenter: Renata Welch, Mass Dot Engineering

Ms. Welch stated that the work will start at the Rockport town line toward the cemetery. It is maintenance projects that will involve resurfacing the existing roadway. Drainage & utility structures will be adjusted to the new grade. Erosion controls will be in place. Cory logs will be used for protection.

Commission Comments:

Mr. Gulla informed the applicant that there are very sensitive areas along the route of work; city water shed, vernal pools and wetlands. He requested a site walk with the agent be done 72 hours prior to work commencing to ensure proper protection for the various resource area. He is concerned most with the repaving and brushing process. He also requested that snow fencing be on hand on site if the city's agent believes areas need to be protected as the project moves forward.

Mr. Feener requested that sensitive nature of the site be placed in the job description for the awarded contractor. He also confirmed that the road elevation is not changing. He also stated concern about site protection toward the end of the project.

Public Comment: None

Conditions:

- 72 hour site walk to be held prior to work commences to denote areas of resource protection
- Job description on hand for awarded contractor
- No increase in road grade
- Silt fence and barrier be in place past the point of completion of project

Motion: Negative determination for the project at Rt 127 Eastern Avenue for the repaving and improvements to Eastern Avenue

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

E.) NEW RDA 13-83: 6 Andrews Street: Submitted by Jane Rose (Represented by self) for landscaping and site improvements. (Map 142, Lot 62 and 45)

Presenter: Jane Rose, 6 Andrews St.

Ms. Rose stated her intent to tend the grounds because it is thick with brush and various invasives. There is a right of way onto Lanes Cove road and a walking right of way. There is an area that has already been cleared and there is more to do. Norway Maples have been cut because they are invasive and other trees will be planted in their place. The property is in the buffer of intermittent stream. Lawn will be converted in ground cover.

Commission Comments:

Ms. Press stated that the land clearing along Lanes Cove Road included city property. Additionally there are some wetlands along the stream. A site walk is needed. City Counsel stated that Ms. Rose is not allowed to do work on the Right of Way. Ms. Press

added that the edge of the wetland stream needs to be defined and flagged.

Mr. Gulla stated that this is a cease and desist situation until a site walk is done. He advised Ms. Rose to hire a professional to determine what is jurisdictional and what isn't. A detailed stabilization plan needs to be submitted. The concern is that erosion will take place because of the clearing that has been done. The site needs to be stabilized immediately. The city owned property must be restored to it previous state.

The commission discussed at length how the wetland could be defined. Mr. Feener discussed the invasive nature and shallow root systems of Norway Maple trees and Black Locust and his concern for runoff issues. The board requested a stabilization plan to be submitted immediately with an execution date for the plan.

Mr. Feener suggested the applicant hire a wetland scientist to delineate the wetland , help to restore city property, and create a site management plan. He also requested an erosion sock be placed at the bottom of the road.

Public Comment:

Laurie Jameson, 10 Dooley St

Ms. Jameson stated that the Right of Way was very congested. She stated she was against the proposal to store boats on the site. It will create additional environmental issues. The road washes out.

Barbara Jobe, 8 Dooley St

Ms. Jobe stated some of the area is flat, but there is a large slope on the land. In the spring it is very wet.

Motion: To continue the public hearing for 6 Andrews Street: Submitted by Jane Rose (Represented by self) for landscaping and site improvements. (Map 142, Lot 62 and 45) to November 20, 2013.

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 6-0

F.) NEW RDA 13-82: 420 Washington Street: Submitted by Kevin Fahey (Represented by self) for the repair of a seawall and plantings. (Map 20, Lot 109)

Motion: To continue the public hearing for 420 Washington Street: Submitted by Kevin Fahey (Represented by self) for the repair of a seawall and plantings. (Map 20, Lot 109) to November 20, 2013.

1st: Helene Shaw-Kwasie

2nd: Barry Gradwohl

Vote: Approved 6-0

G.) NEW RDA 13-84: 211 East Main Street: Submitted by Beacon Marine Basin Inc/LJ Alexander Realty Trust (Represented by self) for replacement for a fuel line and installation of two sumps. (Map 79, Lot 2).

Presenter: Cheryl McCarthy, Beacon Marine

Ms. McCarthy stated the diesel fuel line needs to be replaced to bring it up to code. The soil will be removed from the site. The work will take two days.
John Alexander Jr. explained where the pipe was sited.

Commission Comments:

Mr. Feener asked if there was a containment area around the tanks.

Mr. Alexander stated not at this time, but will come back before the commission for that approval.

Mr. Feener stated the soil is to be tagged and a copy of the Bill of Lading submitted to the Agent.

Public Comment: None

Conditions:

- **Trench is backfilled same day**
- **Soil taken away.**
- **Soil to be tagged & copy of the Bill of Lading submitted to Agent**
- **Contact agent if the work cannot be completed in 1 day**
- **Physical inspection around tanks to determine if there are any preexisting leakage conditions**

Motion: Negative Determination for the project at 211 East Main Street for replacement for a fuel line and installation of two sumps. (Map 79, Lot 2).

1st: John Feener

2nd: Robert Sherman

Vote: Approved 6-0

V. Block 2*

A.) NEW NOI: 83 Eastern Point Blvd.: Submitted by Green Alley Trust/Roger Saunders, TR (Represented by Wetlands and Land Management) for the repair and reconstruction of stairs and a deck. (Map 136, Lot 5)

Presenter: Bill Manuell, Wetlands & Land Management

Mr. Manuell informed the board that during last year's winter storms the stairs got blown away and battered the deck. There are 3 concrete piers supporting the deck that need maintenance and will be reinforced. The existing piers are pinned to shallow bedrock. The winter storms battered the stairs and deck. To reinforce the structure large stones need to be used. A mini excavator is needed to move the stones. It will cross the beach, be placed on a tarp as work is done. It will be removed daily and parked in driveway. All other work will be done by hand. Work will take 10 days with the excavator on site for 2 days. Work will be done at low tide and spill kit will be on site.

Commission Comments:

Mr. Feener requested that plywood be placed on the slope where stones will be dumped for movement toward house.

Public Comment: None

Conditions:

- Plywood to be laid down for stones delivery/storage
- Narrative to be revised to cite where stones are to be dumped.
- Erosion control below tarp to capture any runoff.

Motion: To approve the project at 83 Eastern Point Blvd for the repair and reconstruction of stairs and a deck. (Map 136, Lot 5)

1st: John Feener

2nd: Helene Shaw-Kwasie

Vote: Approved 6-0

B.) NEW NOI: 40 Woodbury Street: Submitted by Victoria Williams (Represented by Wetlands and Land Management) for demolition of a cottage and replacement with pre-fabricated structure and installation of two sheds. (Map 149, Lot 9)

Presenter: Bill Manuell, Wetland & Land Management

Mr. Manuell explained the site to the commission stating the wetland is an open canopy. No blasting is needed and there is no basement to the property. The new structure will be delivered on trucks as a panel system. There is municipal sewer. Also would like to take 7 trees down are to be taken down and for mitigation, instead of replacing the trees, the creation of a shrub layer that is existing in the wetland will be planted in place of the trees. The owner would also like to add a wire fence in the back of the property. The house is essentially on the same footprint. The sheds are going into an open area and placed on sona tubes.

Commission Comments:

Mr. Gulla stated concern regarding the fence because it will inhibit wildlife from traversing the area. Installing it in another area may be better for wildlife.

Ms. Press stated there is a stream across the street that is perennial. DEP has it listed as perennial.

Mr. Manuell reported that the stream was dry in August and recently.

Mr. Gulla requested that snow fencing be installed to define limit of work.

Public Comment:

John Judd:

Mr. Judd stated the stream in question is a an intermittent stream and will submit a letter to the commission.

Motion: To continue the project at 40 Woodbury Street: Submitted by Victoria Williams (Represented by Wetlands and Land Management) for demolition of a cottage and replacement with pre-fabricated structure and installation of two sheds. (Map 149, Lot 9) to November 20, 2013

1st: John Feener

2nd: Helene Shaw-Kwasie

Vote: Approved 6-0

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

Motion: To continue the project at 2302 3 Aileen Terrace: Submitted by Robert Crandall (represented by Wetlands and Land Management) for sediment removal and filtration of a quarry. (Map 137 Lot 2) to November 20, 2013.

1st: Barry Gradwohl

2nd: Robert Sherman

Vote: Approved 6-0

John Feener recused himself

D.) NEW RDA 13-79: 3 Fortune Lane: Submitted by Beachmont Trust (Represented by Gateway Consultants) for the installation of a sanitary system. (Map 141, Lot 1)

Presenter: John Judd, Gateway Consultants

Mr. Judd explained that it is a 6x 10 septic tank situated in buffer zone. The work will be done in the spring.

Public Comment: None

Conditions:

- **Site to be stabilized after tank is installed**

Motion: Negative determination for the project at 3 Fortune Lane for the installation of a sanitary system. (Map 141, Lot 1)

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 5-0

John Feener rejoined the commission

E.) NEW NOI: 24 Beachcroft Road: Submitted by Frederick Cefalo (Represented by Gateway Consultants) for the reconstruction of a single family dwelling (Map 175, Lot 12).

Presenter: John Judd, Gateway Consultants

Mr. Judd explained that the existing house will be removed and moved to 26 Beachcroft Road. A new house will be built on the same foundation. The dumpster will be placed in drive.

Public Comment: None

Conditions:

- **Location of dumpster in drive**

Motion: To approve the project at 24 Beachcroft Road for the razing and reconstruction of a single family dwelling (Map 175, Lot 12).

1st: John Feener
2nd: Barry Gradwohl
Vote: Approved 6-0

F.) NEW NOI: 26 Beachcroft Road: Submitted by Stephen Cefalo (Represented by Gateway Consultants) for the new construction of a single family dwelling (Map 175, Lot 13).

Presenter: John Judd, Gateway Consultant

Mr. Judd explained site to the board. The property is vacant. Oak tree to be removed. The driveway is gravel and will be located on the easterly side with a retaining wall.

Commission Comments:

Ms. Press questioned riverfront area and would like to it to be reviewed.

Mr. Judd stated he would look at the stream again and add the information to the plan..

Mr. Gulla questioned the placement of the home stating he would like to see more of a buffer between the wetland and the house.

Public Comment: None

Site walk to be held on November 16, 2013 at 9:00 a.m.

Motion: To continue the project at 26 Beachcroft Road: Submitted by Stephen Cefalo (Represented by Gateway Consultants) for the new construction of a single family dwelling (Map 175, Lot 13) to November 20, 2013.

1st:Robert Sherman

2nd: Helene Kwasi-Shaw

Vote: Approved 6-0

VI. Block 3*

A.) Continued NOI #28-2300 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

Mary Rimmer, Rimmer Environmental Consulting

Mr. Judd stated that a site meeting was held and the commission requested that a tree expert prepare a letter indicating the health of the trees. The plan has been amended for the plantings. The report states that the Oak & Cherry have substantial decay and removal is recommended. A split rail will define the limit for the property. Or a combination of a split rail with granite markers.

Ms. Rimmer stated that on the disturbed edge are invasives. As part of the mitigation, the removal of the invasives will be done going in 5 feet deep

Commission Comments:

Mr. Gulla requested that the plans needs to depict where the fence will be going along with the vegetation line.

The commission discussed at length how the space around the house will be defined.

Mr. Feener requires a large shade tree to be replaced to mitigate for the removal of the three large trees.

Ms. Rimmer stated that shrub cover will be installed and a two year monitoring plan will be in place.

The commission discussed the variety of trees to plant on the site.

Marcia O'Brien, 19 Stanwood Point.

Ms. O'Brien stated she will plant the trees the commission wants

Public Comment:

Katherin Hines, 38 Stanwood Ave.

Ms. Hines commented that she liked the tree being put in the access road and like the granite markers instead of the split rail for the delineation of the land.

Motion: To continue the project at 1 Stanwood Point Submitted by KMS Investments for the construction of a single family house. (Map 230. Lot 51) to November 20, 2013.

1st: Barry Gradwohl

2nd: Charles Anderson

Vote: Approved 5-0 with Mr. Sherman abstaining

B.) Continued NOI #28-2299 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.

Mary Rimmer, Rimmer Environmental Consulting

Mr. Judd stated that this project is a similar situation as 1 Stanwood Ave. At the site walk it was noted the amount of fill material, rubbish, and debris. The plan has been revised as requested. The size has been reduced.

Ms. Rimmer explained there are a number of structures existing on the lot. In addition to the removal and clean up on site, a mitigation plan is in place. It covers 3257 s.f. in addition to the removal of pavement.

Public Comment: None

Conditions:

- **Defined plan show tree line**
- **Letter from arborist for tree preservation prior to work starting**

Motion:

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 5-0 with Robert Sherman abstaining

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)

Applicant requested a continuance to November 20, 2013

D.) Continued NOI #28-2255 33 Stanwood Avenue: Submitted by Jackie Misuraca (represented by Seekamp Environmental Consulting) for the construction of a single family house. (Map 230 Lot 158)

Applicant requested a continuance to November 20, 2013

E.) 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).

Presenter: John Austin, 937 Washington St

Mr. Austin informed the board that the Waterway Board, Shellfish Constable, and Harbormaster have given approvals. A copy of the engineer's letter is included in the application as requested.

Public Comment: None

Motion: To approve the project at 937 Washington Street for the installation of seasonal float and ramp. (Map 157 Lot 26).

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

Mr. Gulla wanted it noted that the **“Wall section may not be accurate.”**

Motion: To adjourn

1st: John Feener

2nd: Robert Sherman

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