



# CITY OF GLOUCESTER

## CONSERVATION COMMISSION

### Minutes

WEDNESDAY March 5<sup>th</sup>, 2014 - 7:00 PM  
City Hall, Kyrouz Auditorium  
Robert Gulla Chair

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

**Staff:** Lisa Press Agent, Pauline Doody, Recording Clerk

**Mr. Gull opened the meeting at 7:05 pm.**

### **Essex County Greenbelt: Annisquam Woods Conservation Restriction Proposal**

**Presenter: David Santomena, Director of Land Conservation**

**Mr Santomena** explained that the site is 27.4 acres located off Hutchins Court & Tufts Lane. It is fully permitted as a 27 unit OSRD subdivision. The purchase price of the property is \$800,000. Funds will be raised through applying through CPA, Greenbelt fundraising of \$300,000, and a possible State Land Grant that would reimburse the city \$260,000. The Open Space Committee is in full support of the project. The city would have a legal interest in the property, but it would be managed by Greenbelt. The commission involvement would include helping with the application for the grant and CPA fund applications.

### **II. PUBLIC COMMENT – None**

### **III MINUTES REVIEW**

Minutes will be reviewed at the March 19<sup>th</sup> meeting.

### **IV Block 1\***

**New NOI: 108- 110 Commercial Street** Submitted by Rosalie Parisi (Represented by Self) for the repair of a pier. Emergency Certificate for work issued prior.

### **Commission Comments:**

**Ms. Press** informed the board that an emergency certificate has been issued. The check to DEP has not cleared so the Order cannot be signed this evening.

**Motion: To continue the application for 108- 110 Commercial Street for the repair of a pier to March 19, 2014.**

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

**2<sup>nd</sup>: Ann Jo Jackson**

**Vote: Approved 5-0**

**B.) NEW NOI: 19 Russell Avenue:** Submitted by Gloucester DPW (Represented by Weston & Sampson) for rehabilitation of Babson Dam. (Map 296, Lot 1)

**Presenter: Lawrence Durkin , DPW 50 Essex Ave**

**Mr. Durkin** stated there are serious issues with the dam and improvements are needed to the spillway, to the containment, and other site features. There is no work in the resource but there is in the buffer.

**Mark Mitch, Design Manager**

**Mr. Mitch** explained the site to the commission. The primary element is to refurbish the concrete paving to the upstream slope to the dam above the elevation of 35. At the end of May the reservoir will be down to 31 which is below the level where work will be done. There will no work done with land under water. Work will include refurbishment of the concrete slabs on the upstream slope. The concrete is very old and a procedure called Hydro-demolition will be used to clean the concrete. The material will be contained and disposed of offsite. The concrete will then be reconstructed to a stable configuration. The crest of the core wall will be raised to elevation 58.3. The spillway will be raised to match the hydraulic grade line. It will be flattened and the wall height will be increased. The earth embankment will be graded to 3-1 to improve stability. In addition, a new 60 inch diameter concrete will be installed to replace the 40 year old corrugated steel pipe that is currently there.

#### **Commission Comments**

**Mr. Gulla** asked how the spill will affect the environment.

**Mr. Mitch** stated the work will be done when the reservoir is at its lowest level and it will be kept there for the duration of work. There will be no impact to the environment.

**Mr. Feener** stated concern with removing large amounts of vegetation from the embankments which can cause major erosion. He asked that the work be done section by section both with the concrete cleaning and vegetation removal. Each section is to be stabilized before moving on to the next area.

**Public Comment: None**

#### **Conditions:**

- **Plan in place during grubbing work and concrete cleaning in case of adverse effects from work done.**

**Motion: To accept the project at 19 Russell Avenue for rehabilitation of Babson Dam. (Map 296, Lot 1)**

**1st: Ann Jo Jackson**

**2nd: John Feener**

**Vote: Approved 5-0**

**NEW RDA: 54 Ye Olde County Way:** Submitted by Peter Anderson (Represented by Gateway Consultants) for the installation of a septic tank. (Map 232, Lot 9)

**Presenter: John Judd, Gateway Consultants**

**Mr. Judd** stated that the existing system has failed and will be replaced. It has been approved by the Board of Health. He explained that the site has a limited area of work and is close to the road. The house will block any siltation that heads towards the river.

**Public Comment: None**

**Conditions:**

- **Plant native plants along the retaining wall. List to be submitted prior to work being started.**

**Motion: Negative Determination for the project at 54 Ye Olde County Way for the installation of a septic tank. (Map 232, Lot 9).**

**1st: John Feener**

**2nd: Ann Jo Jackson**

**Vote: Approved 5-0**

**NEW NOI: 50 Atlantic Street:** Submitted by Carolina Philbrook (Represented by Mill River Consulting) for the installation of a septic system. (Map 243, Lot 6)

**Motion: To continue the application for 50 Atlantic Street: Submitted by Carolina Philbrook (Represented by Mill River Consulting) for the installation of a septic system. (Map 243, Lot 6) to March 19, 2014.**

**1st: Ann Jo Jackson**

**2nd: Robert Sherman**

**Vote: 5-0**

**NEW RDA: 13 Diamond Street:** Submitted by Daniel DeFreitas (Represented by Self) for the reconstruction of a porch without footprint change. (Map 187, Lot 16)

**Presenter: Daniel DeFreitas, 13 Diamond Ave**

**Mr. DeFreitas** explained that the porch is rotting away and is not safe to walk on. The demolition will be done by hand and there will be no machinery onsite. The dumpster will be located at the left of the building. The work will include the front and left side. 7-12 inch round sona-tubes will be dug and the loose soil will be placed under the porch.

**Public Comment: None**

**Conditions:**

- **Snow fence**
- **Tarp on dumpster**
- **Any work outside the scope of the presentation is to be brought to the commission attention**
- **All work to be done by hand- no machinery on site**

**Motion: Negative Determination for the project at 13 Diamond Street for the reconstruction of a porch without footprint change. (Map 187, Lot 16)**

**1st: John Feener**

**2nd: Ann Jo Jackson**  
**Vote: approved 5-0**

**NEW NOI: 1 Wingersheek Road:** Submitted by William Tracia (Represented by Wetlands and Land Management Inc.) for the construction of a boardwalk. (Map 257, Lot 8). **Due to an Unavoidable Scheduling Conflict, the Applicant Has Requested the Hearing Be Opened and Immediately Continued to March 19<sup>th</sup>.**

**Motion: To continue the application for 1 Wingersheek Road for the construction of a boardwalk. (Map 257, Lot 8) to March 19, 2014.**

**1st: John Feener**  
**2nd: Robert Sherman**  
**Vote: Approved 5-0**

**NEW NOI: 21 Bayle Lane:** Submitted by Angela Ciampa (Represented by DeRosa Environmental) for the construction of a boardwalk. (Map 257, Lot 10)

**Presenter: Mike DeRosa, DeRosa Environmental**

**Mr. DeRosa** explained that the project entails construction of a boardwalk around the dune. A bannister will be installed on one side with green posts, decking, and with removable aluminum stairs. Re-vegetation of the dune is part of the plan. Beach Grass will dominate the plantings. The area will be blocked off during re-vegetation. There is concern with an abutter that the original design may be on private property. The layout is being redesigned to address the setback and property line issues. DEP has not issued a number yet so a continuance is required.

**Commission Comments:**

**Public Comment:**

**Joan Muros 11 Sandy Way**

**Ms. Muros** stated her concern regarding the boardwalk being built on her land. She asked for notification of what the new plan will be and that the meeting be held in 4 weeks instead of 2 so the legal issues can be worked out.

**Ms. Press** stated that the commission does not notify abutters of upcoming meetings. It is up to the abutter to keep track of the project.

**Mr. DeRosa** stated he does not want to wait a month to be heard again because the beach grass must be planted in early spring.

**Motion: To continue the application for 21 Bayle Lane for the construction of a boardwalk. (Map 257, Lot 10) to march 19**

**1st: Ann Jo Jackson**  
**2nd: Helene Shaw- Kwasia**  
**Vote: Approved 5-0**

**H.) NEW RDA: 79 Wingersheek Road:** Submitted by Thomas Mannle (Represented by Dom's Carpentry) for the repair/construction of a previously existing boardwalk. ( Map 261, Lot 8)

**Presenter: Tom Mannel, Trustee for property**

**Mr. Mannel** stated that safe access to the property and the beach is needed. The stairs will be detachable.

**Commission Comments:**

**Mr. Feener** suggested using aluminum detachable stairs. He asked for a final design to be submitted prior to construction.

**Public Comment: None**

**Conditions:**

- **Final design to be submitted prior to construction with a properly Anchored platform along with a description of how the work is to be done.**

**Motion: Negative Determination for the project at 79 Wingersheek Road for the repair/construction of a previously existing boardwalk.( Map 261, Lot 8)**

**1st: Ann Jo Jackson**

**2nd: Robert Sherman**

**Vote: 5-0**

**V. Block 2\***

**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)

**Continued to March 19<sup>th</sup> at the request of the Applicant. Applicant will re-notify abutters.**

**Motion: To continue the project at 31 Stanwood Avenue: Submitted by Michelle Tallgrass for the construction of a single family house. (Map 230 Lot 157) to April 2, 2014.**

**1st: Helene Shaw Kwasié**

**2nd: Ann Jo Jackson**

**Vote: Approved 5-0**

**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)

**Continued to March 19<sup>th</sup> at the request of the Applicant. Applicant will re-notify abutters.**

**Motion: To continue the project at 33 Stanwood Avenue for the construction of a single family house. (Map 230 Lot 158) to April 2, 2014.**

**1st: Helene Shaw- Kwasié**

**2nd: Ann Jo Jackson**

**Vote: Approved 5-0**

**C.) NEW NOI: 6 Bickford Street:** Submitted by Sally Jane Paquet (Represented by Bach Builders) for the demolition of a two family house and construction of a two family house. (Map 130, Lot 19)

**Presenter: Nicola Bach, 10 Folly Point Road**

**Ms. Bach** reviewed her summary of the planting plan. A plan for controlling the bamboo is also in place.

#### **Commission Comments**

**Mr. Feener** explained the summary to the board in more detail stating what plants are to be removed, planted, pruned, etc.

**Ms. Press** stated she will use the combined responses from Mr. Feener and Ms. Bach to write the conditions for the project.

**Public Comment: None**

**Motion: To accept the project at 6 Bickford Street for the demolition of a two family house and construction of a two family house. (Map 130, Lot 19)**

**1st: Helene Shaw- Kwasié**

**2nd: Ann Jo Jackson**

**Vote: Approved 4-0 with Mr. Gulla**

#### **CERTIFICATES OF COMPLIANCE**

- 28-299 5 Pond Road

**Motion: To approve the Certificate of Compliance # 28-299, 5 Pond Road**

**1<sup>st</sup>: Ann Jo Jackson**

**2<sup>nd</sup>: Helene Shaw-Kwasié**

**Motion: To Adjourn**

**1<sup>st</sup>: Ann Jo Jackson**

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

**Vote: Approved 5-0**