



CITY OF GLOUCESTER

CONSERVATION COMMISSION

MINUTES

WEDNESDAY April 2nd, 2014 - 7:00 PM
City Hall, Kyrouz Auditorium
Robert Gulla Chair

Members Present: Robert Gulla, Chair, Ann Jo Jackson, Co-Chair, Barry Gradwohl, Helene Shaw-Kwasie, Charles Anderson, John Feener, Robert Sherman- Absent
Staff: Stacy Carpenter Assistant Conservation Agent, Pauline Doody, Recording Clerk

Mr. Gulla opened the meeting at 7:05 p.m.

I. 1-5 minutes, review of amended, updated or final information, status reviews, modifications, signing decisions etc.

Beauport Minor Modification

Presenter: Attorney John Cunningham

Attorney Cunningham presented the commission with the modified and original plan. He explained that a slight curve will be added to the sea wall. DEP comments had not been received. The modification was part of the agreement with the Port Community Alliance. The drawing that was previously submitted did not show the curved seawall.

Todd Morey, Beals Associates

Mr. Morey explained the seawall construction to the commission. In an agreement with the Port Community Alliance, a section in front of the hotel, the wall will not have sheet steel. It will have a spread footing or a cast poured structure. The final design has not been determined. Once the detail is finalized it has to go through Mike Hale for approval. If a precast can be found it would be the simplest way to do it.

Commission Comments:

Mr. Gulla stated that when this was initially reviewed the comfort level was for the sheet piling which also doubled as a barrier to keep things from sliding seaward.

Mr. Morey explained the construction of the sheet wall. The sheet piling will be cut off at elevation 11. Part of existing wall will be left up, then the seawall will be constructed and now there is an additional 10 feet of buffer from the water..

Motion: To approve the minor modification for 47-61 Commercial Street

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

II. PUBLIC COMMENT - None

III MINUTES REVIEW

The commission will review minutes at the April 16th meeting.

IV Block 1*

A.) NEW NOI: 10 Brace Cove: Submitted by Michael Slezak (Represented by Mill River Consulting) for the installation of a septic system, an addition and replacement of a deck. (Map 134 Lot 30)

Presenter: Isaac Rowe, Mill River Consulting

Mr. Rowe explained that the septic is to be replaced with an addition and replacement of a deck. Soil testing has been done and it has been approved by the Board of Health. The addition of the house will be 427 square feet and a waiver for the drainage has been granted. The existing house is on concrete pilings and the addition will have the same. The existing deck will be removed and replaced. Removal of 1 10 inch dead tree, 1 8 inch dead tree and the shrubs will be removed for installation of the septic. 440 square feet of mitigation is proposed with the rest of the mitigation to be done in the pond. It is filled with fragmites. The mitigation will be to remove and maintain the fragmites in the pond.

Commission Comments:

Mr. Gulla stated concern about the procedure for the fragmites control. It is vague. It may be better to have a professional company do the work. They should provide a detail of who will be doing it and how it will be done.

Mr. Feener stated that the fragmites control is offsite mitigation. More onsite mitigation is needed first.

Mr. Rowe stated that another 400 square feet of mitigation is needed and can be done onsite by removing fragmites.

Mr. Feener planting a 2 foot bed of plants in front of the septic area.

Public Comment:

Carol Roberts

Ms. Roberts stated she was in favor of the project.

Conditions:

- **Has to mitigate on site for 800 square feet or come in front of commission for approval of new mitigation.**
- **Planting plan to be submitted prior to project starting**
- **Propose invasive control reduced to 10% on the applicants' property and the remaining mitigation to be placed near septic, near wall, and surrounding areas.**

Motion: To approve 10 Brace Cove for the installation of a septic system, an addition and replacement of a deck. (Map 134 Lot 30)

1st: John Feener

2nd: Ann Jo Jackson

Vote: Approved 6-0

B.) NEW NOI 1 & 3 Rackliffe: Submitted by Susan Balestraci (Represented by Mill River Consulting) for the height modification of a stone wall and reappointing.

Presenter: Isaac Rowe, Mill River Consulting.

Mr. Rowe explained that there is a current OoC for 3 Rackliffe to remodel the house with additions. There is an existing stone & mortar wall on coastal bank that the owner would like to add 2 feet in height to for protection. A silt fence and erosion control will be in place. Access will come in through an existing path. Excavation will be done with the equipment landward. Any excess material will be brought offsite.

Commission Comments:

Mr. Gulla stated concern about building the existing wall 2 feet higher. He stated it could cause more problems. **Mr. Feener** agreed stating it could cause problems to neighbor's property.

Ms. Carpenter stated that weep holes should be included in the wall.

Mr. Gulla requested a letter from an engineer that states by adding the 2 feet in height to the wall will not cause damage to neighboring sites.

Public Comment:

Susan Balestraci 1 & 3 Rackliffe

Ms. Balestraci stated that the stairs will be staying the same and the wall near the wall will be staying the same.

Conditions:

- **Letter from engineer confirming that damage will not be done to neighboring sites**

Motion: To continue the project at 1 & 3 Rackliffe for the height modification of a stone wall and reappointing to the 7:05 slot on April 16,2014.

1st: Helene Shaw-Kwasie

2nd: Barry Gradwohl

Vote: Approved 6-0

C.) NEW RDA: 7 Pebble Path: Submitted by Dan McLaughlin (Represented by Offpeak Architectural Offices) for the replacement of doors, windows and trim. Before the commission because house is partially in a resource area. (Map 261, Lot 16)

Presenter: Dan McLaughlin, OffPeak Architectural, 616 Western Avenue

Mr McLaughlin informed the commission that the work will entail replacing windows and doors and adding a recessed balcony. There will be new cedar shingles and no work will be done on roof or decks. All work is inside.

Commission Comments:

Mr. Gulla requested that snow fence be installed dune side.

Public Comment:

Jack Richards

Mr. Richards stated he was in support of the project.

Conditions:

- **Magnetic sweep of site daily**
- **Snow fence installed along dune side**
- **Revised plan to be submitted showing snow fence placement.**

Motion: Negative Determination for 7 Pebble Path for the replacement of doors, windows and trim.

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

D.) Continued RDA: 35 Niles Pond Road: Submitted by Barbara Bjornson (Represented by Jeffrey's Creek Land Contractors) for the removal of invasive species and planting of native species. (Map 136, Lot 36)

Presenter: John Filias, Jeffrey Creek Land Contractors

Mr. Filias explained to the commission the area for the plantings. He stated the removal will be done first and then the applicant would come back with the planting plan.

Commission Comments:

Mr. Gulla explained that the commission will need the information on the species, quantities, and location prior to work being done.

Mr. Filias stated that it will be a selective removal of invasives and will not be a clear cut of the area.

Mr. Feener stated the invasives removed are basically honeysuckle. He asked for the project to be done in two phases so the soils don't wash into the road. A buffer needs to be in place. Work in the upper section first and have plants stabilized before 2nd phase is done. He also requested that a 10 foot buffer with existing vegetation remain from the edge of the road.

Public Comment: None

Conditions:

- **Start the process in Northeast quadrant and call Chair for site visit of work being done.**
- **10 foot buffer near edge of road with existing vegetation.**

Motion: Negative Determination for 35 Niles Pond Road for the removal of invasive species and planting of native species. (Map 136, Lot 36)

1st: Helene Shaw- Kwasi

2nd: Ann Jo Jackson

Vote: Approved 6-0

E.) NEW RDA: 4 Beachcroft: Submitted by William Watkins (Represented by Stephen Keegan) for the repair and replacement of three decks. (Map 175, Lot 3)

Presenter: Steve Keegan, 8 Kerry Lane

Mr. Keegan explained to the commission that the wood on the decks has deteriorated and is unsafe. It will be replaced with composite material. The footprint of the new deck will be the same with no increase in impervious. New sono tubes will be installed and dug by hand.

Public Comment: None

Conditions:

- **Tarp to cover removed soils**
- **Excess soil to be removed offsite or spread on property and seeded.**

Motion: Negative Determination for 4 Beachcroft for the repair and replacement of three decks. (Map 175, Lot 3)

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 6-0

Ms. Jackson recused herself.

F.) NEW RDA: 21 Salt Island Road: Submitted by Ann Jo Jackson (Represented by Self) for the construction of an open porch with roof, removal of a porch, install a generator, reconstruct path from street to house and plantings. (Map 176, Lot 50)

Presenter: Ann Jo Jackson, 21 Salt Island Road

Ms. Jackson explained to the commission that the project has three parts. A 9.5 square foot space for a generator, 2nd story addition with replacement of windows and the addition of new windows, and landscaping. Less than 100 square feet of impervious has been added. The landscaping includes several hundred square feet of plantings. The selection of plants is still in process with the focus on the west side of the house. An irrigation system will be installed with the plantings. The walkway will be bluestone and granite. The walkway has been added into the impervious calculations.

Public Comment: None

Motion: Negative Determination for 21 Salt Island Road for the construction of an open porch with roof, removal of a porch, install a generator, reconstruct path from street to house and plantings. (Map 176, Lot 50)

1st: John Feener

2nd: Barry Gradwohl

Vote: Approval 5-0

Ms. Jackson rejoined the commission.

VI. Block 2*

C.) CONTINUED NOI: Wyoma Road Beach Access: Submitted by Waterman Association (Represented by Gateway Consultants) for the re-construction of a boardwalk. (Map 257, Lot 77)

Presenter: John Judd, Gateway Consultants

Mr. Judd explained to the commission that the original proposal was to remove all the asphalt down to the beach. The erosion issue is at the bottom and recent storm events have taken out the lower portion of the ramp. Mr. Judd explained the design of the concrete ramp. There will be a seasonal wooden board walk installed.

Commission Comments:

Mr. Gulla stated that the original concern was with the velocity hitting the side and increasing the erosion. After a site walk it became apparent that the only part of the concrete has to be removed. The project work has been reduced and should be a better solution to the erosion problem.

Public Comment: None

Conditions:

- Revised plan to be submitted to commission
- O & M to be submitted
- Hay be installed every fall

Motion: To approve the project at Wyoma Road Beach Access for the re-construction of a boardwalk. (Map 257, Lot 77)

1st: Ann Jo Jackson

2nd: Barry Gradwohl

Vote: Approved 5-0 with Mr. Feener abstaining.

B..) Continued NOI: 21 Bayle Lane: Submitted by Angela Ciampa (Represented by DeRosa Environmental) for the construction of a boardwalk. (Map 257, Lot 10).
AT THE REQUEST OF THE APPLICANT, THE HEARING IS CONTINUED TO APRIL 16.

Motion: To continue the project at 21 Bayle Lane: Submitted by Angela Ciampa (Represented by DeRosa Environmental) for the construction of a boardwalk. (Map 257, Lot 10) to April 16, 2014.

1st: Helen Shaw-Kwasie

2nd: Barry Gradwohl

Vote: Approved 5-0

Motion: To adjourn

1st: Charles Anderson

2nd: Helene Shaw- Kwasie

Vote: Approved 6-0