



# CITY OF GLOUCESTER

## CONSERVATION COMMISSION

### MINUTES

WEDNESDAY June 4, 2014 - 7:00 PM  
City Hall, 2<sup>nd</sup> Floor, Kyrouz Auditorium  
Robert Gulla Chair

**Members Present:** Robert Gulla, Chair, Barry Gradwohl, Helene Shaw- Kwasié, Robert Sherman, John Feener

**Staff:** Ken Whittaker, Agent, Stacy Carpenter, Assistant 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.

Non- Public Discussion: Designated Leash Free dog areas on beaches. Formal recommendation requested by City.

Discussion: 3R Wise Place, Enforcement of Conservation Restriction Requested (Update)

#### **II. PUBLIC COMMENT**

**III MINUTES REVIEW-** The commission will review at the June 18<sup>th</sup> meeting.

#### **IV Block 1\* New Projects**

**A. Presentation: Norcross and Bray Parcels:** Presented by Essex County Greenbelt for the conveyance of Conservation Restrictions for Bray Street and Norcross Parcels.

**Presenter: David Santomenna, Essex County Greenbelt**

**Mr. Santomenna** reminded the commission that the projects were completed in 2011 and 2013 and received CPA funds. One element of the agreement was to convey a conservation restriction back to the city. This is the fulfillment of that obligation.

**Motion: To accept the conveyance of Norcross and Bray Parcels and recommend to the city council for approval in kind**

**1<sup>st</sup>: Robert Sherman**

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 5-0**

**Motion: To rescind the previous motion.**

**1<sup>st</sup>: Barry Gradwohl**

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

**Vote: Approved 5-0**

**Motion: To accept the conveyance of the Norcross Parcel and recommend to the City Council for approval in kind**

**1<sup>st</sup>: Barry Gradwohl**

**2<sup>nd</sup>: John Feener**

**Vote: Approved 5-0**

**Motion: To accept the conveyance of the Bray Parcel and recommend to the City Council for approval in kind**

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

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 5-0**

**Presentation: Anniquam Woods Land Grant Update:** Presented by Essex County Greenbelt for joint purchase (Conservation Commission and Greenbelt) of the property known as Annisquam Woods.

**David Santomenna, Essex County Greenbelt**

**Mr. Sanotmenna** explained to the commission that this parcel is 28 acres and is being purchased for \$800,000. The CPC is reviewing the application and is in the process of approval for partial funds. A state program has been applied for and will refund the city 58%. Grants are due by June 20<sup>th</sup>.

**C.) NEW NOI: 447 Essex Avenue:** Submitted by Essex County Greenbelt Association (Represented by Self) for the trail maintenance, boardwalk construction and bridge. (Map 228, Lot 64)

**Presenter: ???**

**????**The trail is overgrown and needs to be cut back. There is also beaver activity in the area. The project will include trail maintenance, board walk construction, and bog bridge construction. The bog bridge is an elevated bridge constructed by laying 2 planks down over water. 150 feet of the trail is under water which is 3-4 feet deep. The wooden boardwalk will be done in the fall.

**Commission comment**

**Mr. Gulla** asked why there was a need for the work.

**??** stated that it will provide a gateway into the 300 acre parcel. It is for the public benefit.

**Public comment: None**

**Conditions:**

- **Invasives to be removed as part of trail maintenance**
- **Signage used to mark trails to be placed on appropriate trees so damage to trees does not occur**

- **Dog signs to be placed at entrance to Bog Bridges saying “Dogs to be on leash while crossing bridge”**

**Motion: To approve 447 Essex Avenue: Submitted by Essex County Greenbelt Association for the trail maintenance, boardwalk construction and bridge. (Map 228, Lot 64)**

**1st: Barry Gradwohl**

**2nd: John Feener**

**Motion: Approved 5-0**

**D.) NEW RDA: Atlantic Avenue:** Submitted by the Wingersheek Improvements Association (Represented by Gateway Consultants) for the resurfacing and repaving of the roadway. ( Map/Lot: Roadway)

**Presenter: John Judd, Gateway Consultants**

**Mr. Judd** explained that the project starts at the pillars and extends 3000 feet. There is no grading or drainage. All material will be taken offsite. It is a standard roadway maintenance project. The project will start after Labor Day.

**Commission Comments:**

Mr. Gulla and Mr. Feener stated they would like certification that the road width after work will be the same as existing.

**Conditions:**

- **72 hour prestart notification**
- **controlled area for storing machinery away from resource**
- **No expansion of pavement: Certified**

**Public comment: None**

**Motion: Negative Determination for Atlantic Avenue: Submitted by the Wingersheek Improvements Association for the resurfacing and repaving of the roadway. (Map/Lot: Roadway)**

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

**2<sup>nd</sup>: Barry Gradwohl**

**Vote: Approved 5-0**

**E.) NEW NOI: 8 Thurston Lane:** Submitted by Paula Parsons (Represented by Gateway Consultants) for the repair of a seawall. (Map 98, Lot 50 and 51)

**Presenter: John Judd, Gateway Consultants**

**Mr. Judd** explained that the work will be done on the landward side of mean high water. The wall height will range from 2-4 feet and will be dry stacked. The entire side is in buffer zone and filter fabric will be installed. 180 sq. ft of native plantings will be planted along the top for mitigation and stabilization of the coastal bank.

**Public Comment: None**

**Conditions:**

- Plywood to be placed on corners for machinery to turn on
- Entry points to be noted on plan
- Replace privet hedge

**Motion: To approved the project at 8 Thurston Lane for the repair of a seawall.  
(Map 98, Lot 50 and 51)**

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

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

**Vote: Approved 5-0**

Mr. Gulla recused himself

**F.) NEW NOI: 486 Washington Street:** Submitted by Richard Mazzucotelli (Represented by Self) for the construction of an addition to a single family house. (Map 10, Lot 11)

**Presenter: Richard Mazzucotelli**

**Mr. Mazzucotelli** explained the project to the commission. The majority of the addition is over an existing deck and ledge and is elevated by posts.

**Dominic Currier, 6 St. Anthony Lane**

**Mr. Currier** stated it is a 586 s.f. addition.

**Mr. Feener** planting must be plant underneath the addition and along upper edge. Commission discussed seeing a mitigation plan and engineering plan.

**Public Comment None**

**Motion: To continue the project at 486 Washington Street submitted by Richard Mazzucotelli for the construction of an addition to a single family house. (Map 10, Lot 11) to June 18, 2014.**

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

**2<sup>nd</sup>: Helen Shaw- Kwasia**

**Vote: Approved 4-0**

Mr. Gulla recused himself.

**G.) NEW NOI: 125 Western Avenue:** Submitted by Patricia Gilardi (Represented by Self) for the construction of an addition. (Map 21 Lots 7 and 8)

**Presenter: Patricia Gilardi**

**Ms. Gilardi** explained that she should like to build a breezeway and attach it to a lot that cannot be built on. The existing garage will be torn down. There is 250 feet of mitigation. The living area is 1000 s.f. approximately 25x30. The driveway will be pervious.

**Mr. Feener** stated he would like to see a proposed planting area.

**PUBLIC COMMENT:**

**DOMINIC CURRIER, 6 ST. ANTHONY LANE**

**MR. CUR RIER STATED THE BREEZWAY WILL BE SUSPENDED.**

**MOTON: TO APPROVED THE PROJECT AT 125 WESTERN AVENUE: SUBMITTED BY PATRICIA GILARDI (REPRESENTED BY SELF) FOR THE CONSTRUCTION OF AN ADDITION. (MAP 21 LOTS 7 AND 8)**

**1<sup>ST</sup>: JOHN FEENER**

**2<sup>ND</sup>: HELENE SHAW-KWASIE**

**VOTE: APPROVED 4-0**

MR. GULLA REJOINED THE COMMISSION

**H.) NEW NOI: 58-60 Commercial Street:** Submitted by VJ &E Realty Trust (Represented by Law Office of Michael Faherty) for the construction of a wharf and commercial building. (Map 1, Lot 73)

**Attorney Michael Faherty**

**Attorney Faherty** informed the commission that the project includes the construction of a 7850 s.f. pier in the NE corner of the property over tidal waters. The building will be 50x100 metal processing building on deep driven piles. The piles support the building over the water. The deck will be precast concrete. There will be a foundation wall 30 inches high that will be bolted on to the deck and above that the pre-engineered building will be constructed. There is an existing easement that runs across property for drainage; it will be relocated as part of a previously approved plan with the city infrastructure project. The drainage area for the pipe has been reduced to what it is servicing and the city will place a tide gate on it. The system has been raised since it is servicing a smaller area. The site is in the DPA and there is no function played for fisheries. Landward of the seawall is subject to coastal storm flowage. When there is a project constructed in a resource area that is subject to coastal flowage there are no requirements for storm water. The applicant asked that the storm water requirements be waived. The impacts are temporary from the driving of the piles. Each pile is 1 foot in diameter and be driven by shimming method and hit to refusal.

**Commission Comments:**

**Mr. Gulla** stated he was not over concerned because the site is already an industrial site.

**Mr. Sherman** stated concern over the disruption of the waters once piles are driven and potential toxins are released into the water.

**Mr. Gulla** explained that in past projects, independent reviews have told us that the migration of toxins is minimal and the process is standard for these types of projects.

**Mr. Faherty** stated that the applicant has the ability to move the pier 10 feet in the westerly direction which will provide the work to be done with less impact to the environment.

**Public Comment: None**

**Conditions:**

- **Spill containment kit for chiller units.**
- **Waive storm water drainage requirement because it is less impactful to the environment**
- **Pier to be moved over 10 feet in NW direction**
- **No increase of the proposed square footage.**

**Motion: To approve the project at 58-60 Commercial Street for the construction of a wharf and commercial building. (Map 1, Lot 73)**

**1<sup>st</sup>: Barry Gradwohl**

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

**Vote: Approved 5-0**

**V Block II\* Continued Projects**

**A.) Continued RDA: 20 Brace Cove:** Submitted by Robert Koslowsky (Represented by Wetlands and Land Management Inc) for the installation of a residential well. (Map 134, Lot 32)

**The applicant withdrew the application for 20 Brace Cove**

**B.) Continued NOI: West Parish School Phase II:** Submitted by City of Gloucester (Represented by Nitsch Engineering) for the construction of a school, parking area, utilities and fields. (Map 229, Lot 22)

**Motion: To continue the project for West Parish School Phase II: Submitted by City of Gloucester (Represented by Nitsch Engineering) for the construction of a school, parking area, utilities and fields. (Map 229, Lot 22) to June 18, 2014.**

**VII. AS TIME PERMITS: COMMISSION BUSINESS**

**A. Requests for Letter Permits/Modifications.**

**1.) #28-2273 210 Eastern Avenue**

**John Judd, Gateway Consultants**

**Mr. Judd** explained that a plan was approved in June 2013. The new plan changes include; drive through has been eliminated and a 40 foot extension of the building has been added outside the buffer. The pervious loading area is remaining and all mitigation plantings are staying. There are no changes in the riverfront calculations.

The commission discussed having more plantings to vegetate the swale. The plan will remain the same except for switch grass to be planted on the berm where loading will take place.

**Conditions:**

- **Switch grass to be planted on berm side of truck access route**

**Motion: To approve the modification for 210 Eastern Avenue**

**1<sup>st</sup>: Helene Shaw-Kwasie**

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

**Vote: Approved 5-0**

**Motion to Adjourn**

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

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

**Vote: Approved 5-0**