

CITY OF GLOUCESTER
CONSERVATION COMMISSION
Meeting Minutes

WEDNESDAY, February 17, 2016 - 7:00 PM
City Hall
Robert Gulla Chair

Members Present: Ann Jo- Co Chair, Bill Cook, Helen Kwasié, Barry Gradwohl
John Feener, Robert Gulla- Chair, Linda Charpentier
Staff: Ken Whittaker

Mr. Gulla opened the meeting at 7:03 p.m.

- I. PUBLIC COMMENT - None
- II. MINUTES REVIEW AND APPROVAL -
Motion to approve the minutes of January 20, 2016 was made by Ms.
Charpentier, seconded by Mr. Gradwohl and unanimously approved. Mr. Cook
abstained.

IV. Block 1: Continued Projects

- A. ANRAD: 30, 48 and 50 Atlantic Avenue #28-2413 (Map 257, Lots 167, 202 and 201)** Submitted by Francis Goodhue for Abbreviated Notice of Resource Area, coastal wetland. **Applicant Requests Continuation until March 16 meeting.**

Motion to continue the ANRAD for 30, 48 and 50 Atlantic Avenue #28-2413 (Map 257, Lots 167, 202 and 201) submitted by Francis Goodhue for Abbreviated Notice of Resource Area, coastal wetland to March 16, 2016 was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved. Mr. Cook abstained

- B. NOI: 161, 165 & 171 Atlantic Road #28-2430 (Map 73, Lots 37, 37, 26) -** Submitted by OVL, LLC to construct 4 buildings/4 duplex homes/1 single family home and driveway and intermittent stream crossing in FEMA flood plain. **Applicant Requests Continuation until March 16 meeting.**

Motion to continue the NOI for 161, 165 & 171 Atlantic Road #28-2430 (Map 73, Lots 37, 37, 26) - Submitted by OVL, LLC to construct 4 buildings/4 duplex homes/1 single family home and driveway and intermittent stream crossing in FEMA flood plain to March 16, 2016 was made by Ms. Charpentier, seconded by Mr. Gradwohl and unanimously approved. Mr. Cook abstained.

- C. **NOI: 29 & 34 Marble Road #28-2422 (Map 75, Lots 42 & 17)** - Submitted by Bernice Lichtenstein to construct a house, cottage, septic system and wells in buffer zone.

Motion to approve the applicant request for a continuance for the NOI at 29 & 34 Marble Road #28-2422 (Map 75, Lots 42 & 17) submitted by Bernice Lichtenstein to construct a house, cottage, septic system and wells in buffer zone to March 16, 2016 was made by Ms. Charpentier, seconded by Mr. Gradwohl and unanimously approved. Mr. Cook abstained.

V. **Block II: New Projects**

- A. **NOI: 45 Laurel Street #28..... (Map 213, Lot 47)** Submitted by Ronald & Sonia Goulart to construct single family home, driveway upgrade, well and septic system.

Dan Ottenheimer, Mill River Consulting

Mr. Ottenheimer explained that the lot has an existing driveway to a fallen down structure. Soil was tested and was found suitable soil for a septic system. The Board of Health has approved the septic and well. The water line will go underneath the existing driveway. The new driveway will be pervious pavers and roof runoff will be managed with a rain garden. The home will be built in the previously disturbed area.

Mr. Feener stated concern about the overall ecological health of the area. The planting plan needs to be fine-tuned so it will imitate the natural plant diversity of the area. The site is going to be subject to more foot traffic so areas that need protection, such as the highly sloped areas near the pond subject to erosion, will need to be delineated and protected via restricted access. He also stated concern about stabilizing the bank on the road way. Mr. Feener requested a site visit.

Public comment

Dick Alton 54 Laurel St

Mr. Alton stated concern about the driveway as it is 10 feet from a lily pond. He also asked how the area will be monitored in the future.

Christopher Sova, 43 Laurel St

Mr. Sova stated his opposition to the project. He voiced concerns about the amount of water on the site, the perc test being done during dry conditions, contamination, and how snow removal will be managed.

Mr. Gulla stated concern regarding snow removal and how will it be managed, supported the driveway to remain pervious, and voiced concern regarding the protection of the fish habitat in the Lilly Pond which is used for fish spawning. He asked that Dave Sargent be contacted to take a look at the project.

A site walk was scheduled for Sunday morning 8:00 a.m.

Motion to continue the NOI for 45 Laurel Street #28..... (Map 213, Lot 47) submitted by Ronald & Sonia Goulart to construct single family home, driveway upgrade, well and septic system to March 16, 2016 was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved.

- B. RDA 1479: 1 Cedarwood Road (Map 242, Lot 36)** - Submitted by Jim Cooke to install septic tight tank and clear drainage area.

Jim Cooke, - 2 Great Ledge Lane

Mr. Cooke explained that he would like to improve the water flow on his site. A catch basin is filled with debris and needs to be cleaned out and brought back to its natural state. The new septic will consist of a tight tank in the front yard. The existing system has failed. After work is completed landscaping will be done.

Mr. Gulla stated that only debris can be removed from the stream. He suggested that he meet with the agent to further discuss the culvert issue and then come back with a landscape plan. The tight tank can be done with a letter permit.

Public Comment: None

Motion to continue RDA1479 for Cedarwood Road (Map 242, Lot 36) submitted by Jim Cooke to clear drainage area to April 6, 2016 was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved.

- C. NOI: 124 Wheeler Street #28..... (Map 99, Lot 43)** Submitted by Stephen Arena to construct elevated deck and native landscaping in Riverfront Area.

John Judd -Gateway Consultants

Mr. Judd stated that the project includes the reconstruction and 240 s.f expansion of the deck. It will be cantilevered over the coastal bank. 450 square feet of mitigation planting is proposed.

Public comment: None

Motion to approve the NOI: 124 Wheeler Street #28..... (Map 99, Lot 43) Submitted by Stephen Arena to construct elevated deck and native landscaping in Riverfront Area was made by Ms. Charpentier, seconded by Mr. Gradwohl and unanimously approved.

2 Fortune Lane- modified landscape plan
John Judd- Gateway Consultants

Motion to approve 2 Fortune Lane- modified landscape plan was made by Ms. Charpentier, seconded by Ms. Kwasia and unanimously approved with Mr. Cook and Mr. Feener abstaining.

D. RDA 1480: 34 Thurston Point Road (Map 262, Lot 25) - Submitted by Leonardo Zerilli to make landscaping changes and some site grading.

Leo Zerilli

Mr. Zerilli stated that he would like to clean up the overgrowth and plant more vegetation on property. The plan includes removing bushes, trees and vines on the property line. New trees will be planted along with shrubs on the seawall,

Mr. Feener stated that Sumac trees are not invasive species and is a key element in the ecology of the area. The current plan does not fully consider the ecology of the site. The landscape plan needs to imitate what is currently on the property. It was determined that a more comprehensive planting plan more in tune with the natural ecology of the area and the existing landscaping needed to be submitted.

Public comment: None

Motion for a Negative Determination for RDA 1480 34 Thurston Point Road (Map 262, Lot 25) submitted by Leonardo Zerilli to make landscaping changes and some site grading was made by Ms. Kwasia, seconded by Ms. Charpentier and unanimously approved.

VI. OTHER COMMISSION BUSINESS

Requests for Letter Permits, Minor Modifications, Extensions, etc.

a. MBTA Update on Gloucester railroad drawbridge project – cable removal in association with bridge replacement/repairs.

Holly Palmgreen MBTA

Ms. Palmgreen stated that the project is exempt from filing and is going out to bid. The old bridge will be removed and a new one constructed.

Colin Duncan – TRC

Mr. Duncan stated that the MBTA works with DMF. Given the level of scrutiny from DMF on this project, the Commission was comfortable with the project going forward.

b. 96 Woodward Avenue – excavation and debris removal on hillside area associated with single family home renovation.

Bill Wheats

Mr. Wheats stated that there is a 4 foot pile of debris on the property.

Removal will be by hand

Mr. Gulla suggested to Mr. Wheats file an RDA for addressing/removing the trash pile and other material to be graded/removed and come back to the commission.

c. Discussion of Minor Modification – Religious Property Trust at 37 Niles Pond Road.

Mr. Whittaker reported that paving and plants was added. A large transformer was removed.

VIII. CERTIFICATES OF COMPLIANCE

17 River Road 28-2104
28 Kondelin Road 28-2200
28 Kondelin Road 28-2154

Motion to approve the Certificates of Compliance 17 River Road 28-2104, 28 Kondelin Road 28-2200, 28 Kondelin Road 28-2154 was made by Ms. Charpentier, seconded and unanimously approved.