

**CITY OF GLOUCESTER**  
**CONSERVATION COMMISSION**  
**Meeting**

**WEDNESDAY, March 16, 2016 - 7:00 PM**  
**City Hall, 2<sup>nd</sup> Floor, Kyrouz Auditorium**  
**Robert Gulla Chair**

Robert Gulla – **Absent**, Ann Jo Jackson- Co Chair, Linda Charpentier, Helene Kwasié, Bill Cook, Barry Gradwohl, John Feener

**I. PUBLIC COMMENT -None**

**II. MINUTES REVIEW AND APPROVAL –**  
**Motion to approve the minutes of February 17, 2016 was made by Ms. Charpentier, seconded by Mr. Feener and unanimously approved.**

**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 to April 6.**

**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 April 6, 2016 was made by Ms. Charpentier, seconded by Mr. Gradwohl and unanimously approved.**

**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**

**The applicant was not at the meeting.**

**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.**

**Dan Ottenheimer, Mill River Consulting**

Mr. Ottenheimer reported that after the site visit was held a revised submission was been given to the Commission. The neighbor issues have been resolved.

The well locations cannot be moved because of Board of Health requirements. A catch basin has been designed to prevent icing problems and there is a delineated area for snow stockpiling. The tree line can be

preserved. The major changes relate to the roadway; asphalt is in the wrong area and will be removed to another area. Fire department requirements and neighbor concerns have led to the roadway being 20 wide. An additional foot will be added to the roadway curve. Mitigation has been met with the new planting area. The cottage will still be built and is a private agreement. The Commission would be approving a building envelope only.

Mr. Feener stated that the additional pavement will cause additional debris- the edge of the road needs to be cleaned up. The slope should have gravel added to it (3/4" stone) to reduce velocity and puddling in road. A vegetation management plan for the road should be included with raingarden plan on the plan.

**Public Comment:**

**Bonnie Gunn, 41 Marble Road**

Ms. Gunn stated that the applicant has worked with the neighbors who are very happy with the results of the conversations.

Ms. Jackson stated that she was satisfied that the revisions were satisfactory to both the Commission and the neighbors.

**Motion to approve the NOI for 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 was made by Mr. Feener, seconded by Mr. Gradwohl and unanimously approved (Mr. Cook abstaining) on the condition that (1) it will be approved only as designed (i.e. built in strict conformance with most recently submitted plan); a vegetation management plan and rain garden planting plan will be noted and/or included with plan; (3) 3/4" stone for runoff to reduce water velocity and puddling in road**

**D. NOI: 45 Laurel Street #28-2440(Map 213, Lot 47)** Submitted by Ronald & Sonia Goulart to construct single family home, driveway upgrade, well and septic system.

**Dan Ottenheimer, Mill River Consultants**

Mr. Ottenheimer reported that a site walk was held and modifications have been made to the plan. Well placement has been moved 8 feet off the road to minimize disturbance and the area will be restored. The existing dirt driveway will have a gravel base that will help protect the area. He identified a large area of disturbance which was a former/road or path; it will be replanted and reestablished and the sides of the slopes adjacent to the driveway will be stabilized with stone or equivalent. The house will be moved 3 feet further away from the water toward the leaching field and the deck will be reduced by 10 feet. The planting area by the water has been removed and conservation

markers with signage on cedar posts in four locations have been noted on the plan as requested.

Mr. Feener requested that markers be placed to establish a definitive width for the embankment so there is no question and there would be no planting on the embankment. Mr. Feener also requested a pest management plan every three years, as a result of the proximity to Lily Pond (Alewife concerns) and that trees be preserved on the water side and no more than 10% removed from tree canopy over three years. A planting mitigation plan should be implemented to offset wildlife distress. The septic system is located so that it is outside the jurisdiction of the Wetlands Protection Act and local By-Laws.

**Public Comment:**

**Richard Galton, 54 Laurel St.**

Mr. Galton stated that he was pleased to hear that the Alewife warden spoke about the pesticides however the drainage issue still exists. The driveway is within 10 feet of the pond boundaries. He stated his opposition to the construction.

Mr. Feener stated that the road design addresses the runoff and snow issues.

**Christopher Sove, 43 Laurel St.**

Mr. Sove stated that he had major concerns about the project; the size of the septic, the location of the leaching field. He spoke of possible impact on wildlife in the area.

**Motion to approved the NOI for 45 Laurel Street #28-2440(Map 213, Lot 47) Submitted by Ronald & Sonia Goulart to construct single family home, driveway upgrade, well and septic system was made by Mr. Feener, seconded by Ms. Kwasié and unanimously approved, on condition that the conditions and pruning plan developed by arborist be provided to Agent and pest management plan be implemented.**

- E. RDA 1479: 1 Cedarwood Road (Map 242, Lot 36) - Submitted by Jim Cooke to install septic tight tank and clear drainage area.- Applicant requests continuation to April 6.**

**Motion to continue RDA 1479 for 1 Cedarwood Road (Map 242, Lot 36) - Submitted by Jim Cooke to install septic tight tank and clear drainage area was made by Ms. Charpentier, seconded by Mr. Gradwohl and unanimously approved.**

**V. Block II: New Projects**

- A. NOI: 17 Landing Road #28.....(Map 213, Lot 47) Submitted by Judith Rose to reconstruct existing house in Riverfront Area.**

John Judd, Gateway Consultants

Mr. Judd stated that the house will be expanded and connected by a breezeway. The site has over 5 acres. The riparian zone is 3.7 acres. There is over 3000 square feet of impervious area and 4 pine trees in poor shape will be removed. He proposes mitigation of 6000 s.f. Bittersweet removal will be part of the mitigation. Drainage will include infiltration drip edge. The Board of Health has approved the septic plan.

Mr. Judd stated that this property is not in the endangered species area, but Mr. Feener wanted a statement in writing by a habitat specialist (perhaps Audubon society or Bob Sherman) stating that removing pine trees would not impact wildlife.

The Commission reviewed the Alternative Analysis acknowledging that only part of the site is redevelopment, rest is new development not closer to resource area.

Move sump and herbicide plan needs to be submitted, remove or reset cobblestone under porch to make pervious, retaining wall to be dry stack.

Pipe/culvert to be brought back some and restrictions/signage re: pesticides, herbicides, fertilizers, salts.

Planting plan to be submitted, with management plan to make sure invasives do not regrow, at least 3 years.

**Motion to accept the Alternative Analysis with the section regarding redevelopment to be stricken, Mr. Gradwohl seconded and the motion was unanimously approved.**

Public Comment: None

**Motion to continue the NOI: 17 Landing Road #28.....(Map 213, Lot 47) Submitted by Judith Rose to reconstruct existing house in Riverfront Area to April 6, 2016 was made by Ms. Charpentier, seconded by Mr. Cook and unanimously approved.**

- B. RDA 1481: 21 Massasoit Road (Map 231, Lot 16) - Submitted Steven Lambert, Jr. to determine jurisdiction and boundaries regarding resource area.**

Gregg Hoffman, William Sparages, Wetland Specialist

Mr. Hoffman stated the targeted area is a portion of the lot bordering the Annisquam. Three isolated wetlands were identified. They are not certified vernal pools but do meet the DEP criteria for land subject to flooding.

Ms. Jackson stated that the findings will need to be verified. It must be made clear that we are dealing only with 3 areas for local consideration, that there are other resource areas on the property that the Commission will not verify or consider at this time. Wait for agent to review by walking the site with Applicant's representative.

Public comment: None

**Motion to continue RDA 1481: 21 Massasoit Road (Map 231, Lot 16) - Submitted Steven Lambert, Jr. to determine jurisdiction and boundaries regarding resource area to April 6, 2016 was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved.**

- C. RDA 1482: 66 Sumner Street (Map 262, Lot 25) - Submitted by 66 Sumner Street LLC to replace failed septic system with holding tank in ACEC zone. John Judd, Gateway Consultants**

Mr. Judd explained that the property has been under mandate for the septic system to be replaced. The Board of Health has approved the plan.

Public comment: None

**Motion for a Negative Determination for RDA 1482: 66 Sumner Street (Map 262, Lot 25) - Submitted by 66 Sumner Street LLC to replace failed septic system with holding tank in ACEC zone was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved on condition that the ACEC area must be labeled on the plan. The Applicant will truck off excess fill after excavation and filling of old tank and that no tree removal will occur.**

## **VI. OTHER COMMISSION BUSINESS**

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

### **A. Extension Permit – 259 Concord Street - 28-2249**

**Motion to approve a 1 year extension for 259 Concord Street - 28-2249 was made by Mr. Feener, seconded by Ms. Charpentier and unanimously approved.**

### **B. Extension Permit (third) – 7A & 17 Hutchins Court - 28-1830**

Motion to approve a 1 year extension for 7A & 17 Hutchins Court - 28-1830 to 12/31/16 was made by Mr. Feener, seconded by Ms. Charpentier and unanimously approved.

- **A reason for the extension must be submitted to the agent.**
- **No fourth extension will be granted**

**C. 243 East Main Street – update**

Andrew Campbell

Mr. Campbell reported that the barge owner was not comfortable with the stabilization of the barge. His neighbor to the south agreed to allow access for the excavator. A smaller barge may have to be used to finish the work.

Mr. Feener stated that the agent must be notified prior to work starting and that the landscaping notes are to be clarified. The planting plan is to be reviewed by the agent.

**Motion to approve the project at 243 East Main Street was made by Mr. Feener, seconded by Ms. Kwasié and unanimously approved.**

**VIII. CERTIFICATES OF COMPLIANCE**

**210 Eastern Avenue - 28-2273**

**11 Hutchins Court – 28-1830**

**65 Farrington Avenue – 28-3333**

**Motion to approve the Certificates of Compliance for 210 Eastern Avenue - 28-2273, 11 Hutchins Court – 28-1830 & 65 Farrington Avenue – 28-3333 was made by Ms. Charpentier seconded by Ms. Kwasié and unanimously approved.**