

**CITY OF  
GLOUCESTER  
CONSERVATION COMMISSION  
MINUTES**

**WEDNESDAY, August 17, 2016 – 6:30 PM  
City Hall, 2<sup>nd</sup> Floor, Kyrouz  
Auditorium Robert Gulla Chair**

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

**I. ADMINISTRATIVE BRIEFING**

**II. PUBLIC COMMENT- NONE**

**III. MINUTES REVIEW AND APPROVAL - July 6, 2016 and July 20, 2016**

**Motion to approve the minutes of July 6, 2016 was made by Mr. Gradwohl, seconded by Ms. Jackson and unanimously approved.**

**IV. Block 1: Continued Projects**

**A.NOI: 125 Wingersheek Road #28-2471 (Map 260, Lot 5)** Submitted by Lawrence Costa to remove and replace home and septic system in coastal buffer zone. **Applicant has requested continuance until October 19, 2016).**

**Motion to continue NOI 125 Wingersheek Road #28-2471 (Map 260, Lot 5) Submitted by Lawrence Costa to remove and replace home and septic system in coastal buffer zone to October 19, 2016 was made by Mr. Cook, seconded by Ms. Jackson and was unanimously approved.**

**B. NOI: 337 Concord Street #282446 (Map 240, Lot 1)** Submitted by Jeffrey Roberts to construct playing field, driveway, septic system and plantings in ACEC buffer zone.

**Motion to continue NOI: 337 Concord Street #282446 (Map 240, Lot 1) submitted by Jeffrey Roberts to construct playing field, driveway, septic system and plantings in ACEC buffer zone to September 7, 2016 was made by Mr. Feener, seconded by Mr. Gradwohl and was unanimously approved.**

- C. ANRAD: 30, 48 and 50 Atlantic Avenue #282413 (Map 257, Lots 167, 202 and 201)** Submitted by Francis Goodhue for Abbreviated Notice of Resource Area, coastal wetland – **continuing discussion of third party review.**

**Mr. Whittaker** spoke with Bill Manuell who said his client is not prepared to go forward with the 3<sup>rd</sup> party review at this time and requested an alternative approach. The applicant will do more research of the property to come back with other solutions.

**Motion to continue the ANRAD 30, 48 and 50 Atlantic Avenue #282413 (Map 257, Lots 167, 202 and 201) submitted by Francis Goodhue for Abbreviated Notice of Resource Area, coastal wetland to September 21, 2016 was made by Ms. Jackson, seconded by Mr. Gradwohl and was unanimously approved.**

- D. Request to Amend NOI: 124 Wheeler Street #282441 (Map 99, Lot 43)**  
Submitted by Stephen Arena to raise approved single family home in in Riverfront area. **Applicant has requested continuance until September 7, 2016)**

**Motion to continue request to Amend NOI 124 Wheeler Street #282441 (Map 99, Lot 43) submitted by Stephen Arena request to raise approved single family home in in Riverfront area was made by Mr. Gradwohl, seconded Ms. Kwasié and unanimously approved.**

- E. RDA 1495: 246 Western Avenue (Map 204, Lot 26)** – Submitted by Mark Dobson for invasive species removal and replanting in buffer Zone.

Site visit scheduled for August 24 at 6:00 pm.

**Motion to continue RDA 1495 246 Western Avenue (Map 204, Lot 26) submitted by Mark Dobson for invasive species removal and replanting in buffer to September 7, 2016 was made by Ms. Kwasié, seconded by Ms. Charpentier and unanimously approved.**

## **V.** **Block II: New Projects**

- A. NOI: 6 Montgomery Place #28..... (Map 59, Lot 87)** Submitted by Peter Bent to replace pilings and support beams on docks at Inner Harbor.

**Mr. Whittaker** reported that this is an after the fact filing and the work was done when the barge was in town.

**Peter Bent, 6 Montgomery place**

Mr. Bent reported that two pilings and a 12x12 timber was installed.

Public Comment: None

**Motion to approve NOI 6 Montgomery Place #28..... (Map 59, Lot 87) was made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved.**

- B. RDA 1497: 2 Lighthouse Way Unit B (Map 132, Lot 12B)** – Submitted by Daniel and Rukmal Ryder to install patio, driveway and new plantings in resource area.

**Dan Ryder, 2 Lighthouse Way**

**Mr. Ryder** requested that he would like to put in 640 s.f. permeable patio pavers. He proposes to convert an existing crushed stone driveway to pavement; total area impacted is 655 s.f. To mitigate he proposes to add 800 s.f. of plantings to surround the driveway and in other areas on the site. In total there will be 1285 s.f. of plantings.

**Mr. Feener** requested a redesign of the patio to make sure the water does recharge. The driveway will need permeable channels or perforated pipe on the side so water sheet is diverted from the intermittent stream.

**Public comment: None**

**Motion for a Negative Determination RDA 1497 2 Lighthouse Way Unit B (Map 132, Lot 12B) was made by Ms. Jackson, seconded by Mr. Cooke and unanimously approved.**

- C. RDA 1498: 4 Gilson Way (Map 98, Lot 30)** – Submitted by William and Myra Coletti to construct small addition in Riverfront Area.

**John Judd, Gateway Consultants**

Mr. Judd informed the Commission that there is an overhang addition on an existing house. The majority of the overhang is over a brick driveway; only 10 feet is not over currently impervious area. There will be 20 s.f. of mitigation.

**Motion to approve the alternative analysis was made by Ms. Jackson, seconded by Ms. Charpentier and unanimously approved.**

**Public comment: None**

**Motion for a Negative Determination for RDA 1498 4 Gilson Way (Map 98, Lot 30) was made by Ms. Jackson, seconded by Mr. Gradwohl and unanimously approved.**

- D. RDA 1499: 58 Woodward Avenue (Map 219, Lot 111)** – Submitted by Ronald Squillaciotti to install sewer connections, repair to dock and ramp, install fencing, home improvements in Riverfront Area.

**Ronald Squillaciotti**

**Mr. Squillaciotti** reported that he will replace the failed septic and connect to town sewer as well as fix safety issues that were pointed out by home inspector. The stone steps needs railing, the ramp is deteriorated and needs to be replaced. On the south side of the house there is a concrete wall with a 6 foot drop that needs a railing, overgrown trees are touching the house and need to be trimmed and the house needs to be painted.

**Mr. Feener** stated that not more than 15% of live tissue of the trees should be removed. A tree pruning proposal is to be submitted to the Commission. The barberry bush can be removed and a planting plan must be supplied to the Commission.

**Public Comment: None**

**Motion for a Negative Determination for RDA 1499 - 58 Woodward Avenue (Map 219, Lot 111) as made by Ms. Charpentier, seconded by Ms. Kwasié and unanimously approved.**

Motion to exit from public session and enter into Executive Session for the discussion of litigation related matters associated with an outstanding filing for 337 Concord Street and to return to open session for the purposes of adjournment (note, formal motion made according to required wording for entry into executive session made by Gulla, seconded by Charpentier and approved unanimously by roll call vote of all Commission members present.

Commission subsequently returned to open session where a motion to adjourn the meeting was made by John Feener, seconded by Gradwohl and approved unanimously.