Conservation Commission Meeting
August 13, 2019
Town Hall, Room 5  ♦  6:30 PM

MINUTES

I. Call to Order


Members Absent: Steve Gang, Sari Oseasohn

Conservation Vice Chairman Mr. Jaworski opened the meeting at 6:30 pm under the Wetlands Protection Act and Town by-law. He announced that it was being recorded by the Commission. An announcement was made that the hearing for 10 Old Wenham Way will be continued to the next meeting per request of the applicant and no discussion will occur.

II. Requests for De Minimis Change

9 Tuck’s Point Road, Jeff Kaneb – substitute pyramid anchors for helical anchors within Land Under Ocean

Curt Young of Wetlands Preservation Inc. presented. The plan originally proposed a superflex system with helical anchors however it was discovered that this wouldn’t work due to the lack of sand depth and this system would cause more impact when the float bottomed out. The pyramid anchors will sink into the sand. It will have a ½ inch galvanized chain that is longer than original planned system. The Commissioners are concerned with chain drag and it effect on living organisms. Mr. Young feels comfortable with the chain length and it can’t go shorter. The Harbormaster agrees with the decision.

Vote: To grant a De Minimis Change.
Motion: Mr. Jaworski
Second: Ms. Hayes
Actual Vote: 5-0

III. Requests for Certificates of Compliance

3 Overledge Road, Cornelia & Samuel Adams – addition to existing home and realignment of driveway within Riverfront, and 100', and 50' buffers to Bordering Vegetated Wetland

Evin Guvendiren of DeRosa Environmental Consulting presented. This project was done in 2008. It was an addition to a single family home, expansion of the driveway and mitigation in the back which was buffer zone restoration. The As Built Plan was done by Richard Loud of County Land Surveys Inc. and he also prepared a statement certifying substantial compliance with the plan. A change from the original plan is that gapped pavers were used instead of bituminous concrete which is an improvement in the parking area. Ms. Bertoni did a site visit and informed the Commissioners that a French drain was installed in front of the garage which is
maintained and working well and the lawn remains in a natural condition per a previous perpetual condition, and everything looks stable at the mitigation planting area. Some additions are 2 propane tanks and 1 A/C condenser that are on a concrete pad. They are well maintained with no additional impact. Regarding trees that the Commission hoped would survive, 1 Pine has died, and the other is not able to be located.

**Vote:** To issue a Certificate of Compliance with existing perpetual conditions.

**Motion:** Mr. Lumsden  
**Second:** Mr. Puopolo  
**Actual Vote:** 5-0

### IV. Recess for Public Hearings under Wetlands Protection Act and Local Wetlands By-Law (Mr. Jaworski)

### V. Requests for Determination for Applicability

**10 Central Street (map 45, lot 23), Nate Desrosiers (DPW) – landscape improvements (Town Common) within Riverfront and the 100-foot Buffer to Coastal Bank**

Nate Desrosiers of the DPW presented, Toby Wolf of Wolf Landscape Architecture and Bruce Heisey for the Honor Roll were in attendance. There are two projects that are slated to happen on the Town Common, the Veteran’s Honor Roll and Town Common Improvement Project. It has been decided to group both of these together as one project since they will be occurring at the same time and in the same footprint. The Honor Roll has been funded through private funds and the Town portion has to go through a public bid system. There are separate contractors. Ms. Bertoni informed the Commissioners that a Determination for the Honor Roll was previously issued permitting the honor roll project since it is within the 100’ Buffer. The Determination is expired. Toby Wolf detailed the work for the Common redesign. One goal of the Town Common Improvement Project is an overall reduction of pavement especially in front of the church. Other goals includes rejuvenating the forest canopy, making the center more green, making access improvement to make them ADA compliant and adding stairs going down to the parking area. There will be some grade changes. The Honor Roll will be set into the existing bank. There will be no stockpiling on site. The plan is to use permeable pavers but the fallback would be asphalt paving based upon what the bid is and cost. The DPW wants to have this go to bid in the fall for spring construction. There is a diseased Magnolia tree that will be removed as well as 2 Norway Maples that are in close proximity to the Honor Roll and the proposed steps. The 2 Elm trees and Lindens will remain. Erosion controls will be installed. Bruce Heisey, Mark Weld and Paul Sullivan were in attendance to represent the Honor Roll. Mr. Heisey informed the Commission that they have been working since 2008 to get this Honor Roll and there will be pavers around it. It has already been approved the only change now is the tying in with the town. Mr. Lumsden would like the whole project to have pervious pavers, however the DPW can’t guarantee that not knowing what the bid will be. Mr. Jaworski would like a commitment of pervious pavers within the 100’ Buffer and if the cost is too high the rest of the area can be asphalt or at least the walkway by the police station. Mr. Desrosiers felt that this would not look good aesthetically but it could be done. If the bid is too high for the area to be all pervious pavers there is the option to go to Town Meeting in the fall and ask for money to offset the cost. Ms. Bertoni informs the Commissioners that the existing boulder with the Honor Roll plaque is proposed to be moved and set upon the ground at the Legion.

**Vote:** To issue a Negative 2 and Negative 3 Determination of Applicability with conditions.

**Motion:** Ms. Hayes  
**Second:** Mr. Puopolo  
**Actual Vote:** 5-0

**33-35 Coolidge Point Road (map 3, lots 20, 28), Jeffrey & Cindy Burbank – construction of a porte-cochere and relocation of an existing driveway within the 100’ Buffer to Coastal Bank**

Mr. Lumsden made an inquiry regarding the boulder with the Honor Roll plaque being moved. The NIPR is in place already. The design for the Driveway cannot change from the original plan. When the boulder is moved the plaque will be moved with it.

**Vote:** To issue a Certificate of Compliance with existing perpetual conditions.

**Motion:** Mr. Lumsden  
**Second:** Mr. Puopolo  
**Actual Vote:** 5-0
Jack Sullivan of Sullivan Engineering Group presented. Steve Howell, builder and Hugh Collins, landscape architect in attendance. In 2014 Hancock Associates delineated the Coastal Bank for a septic upgrade. The plan is to reconfigure a gravel driveway and construct a 24’X24’ car port and a porch to connect to the house. The current driveway freezes in the winter. They are looking for parking in the upper area and reconfiguring the driveway will provide better access. There is no work proposed within the 50’ Buffer. There is a lot of ledge and rock out cropping in this area. They plan to mitigate with a 2’X2’ crushed stone drip trench at the edge of the gutter. There will be minor grading changes and the car port will be on a concrete slab. There will be straw wattles in five locations where they are working in the 100’ buffer for erosion control. There may be some ledge removal (a few inches at the most) at the left corner of the car port. They might change the car port a little to avoid the ledge. The porch will be on 4-5 sonotubes. An excavator will be used and they may need to hammer. No utilities will be affected. Ms. Bertoni did a site visit and shared photos.

**Vote:** To issue a Negative 3 Determination of Applicability with conditions.

Motion: Mr. Lumden  
Second: Mr. Jaworski  
Actual Vote: 5-0

10 Knight Circle (map 43, lot 24), Dorota Wysocka – demolish an existing shed and reconstruct a new shed with Riverfront

New 2019-0015

Peter Bevin of Peter Bevin Builders presented. This new shed will be the same footprint 10’X11’. It will be moved away from the stream by 5-6’. There will be 12” of crushed stone around the perimeter of the shed. It will be put on a pre-cast concrete paver on crushed stone. A silt fence will be installed if needed. The old shed will be removed.

**Vote:** To issue a Negative 2 and Negative 3 Determination of Applicability with conditions.

Motion: Mr. Jaworski  
Second: Mr. Puopolo  
Actual Vote: 5-0

VI. Notices of Intent

10 Old Wenham Way, Michael Corsetti – improvements to an existing private roadway (paving & widening alignment from 16’ to 22’, and improving drainage systems) within Bordering Vegetated Wetland; in the 30’ NDZ, 50’ NBZ, and 100’ Buffers to Bordering Vegetated Wetland

New DEP File #39-0811

The applicant has requested this hearing has been continued to the next meeting.

**Vote:** To continue the matter to the next meeting on 9/3/19.

Motion: Mr. Jaworski  
Second: Ms. Hayes  
Actual Vote: 5-0

VII. Reconvene Regular Meeting (Mr. Jaworski)

VIII. Old/New Business

Fall Town Meeting Warrant: Ms. Bertoni found out what the Board of Selectmen are looking for when the Commission accepts a parcel of land. They want to know that the parcels that the Commission wants to protect will be an asset and not an additional expense or detriment for the Town, and that there are no conditions that will result in additional costs for the Town.
Land Parcels: There is a steering committee to look at the new possibilities in the western woods. There is a parcel of decent size that may come to the Town. The Town Planner is looking for a volunteer or two that could serve on the steering committee.

Marine Facility: The Harbormaster is requesting volunteers to be on a steering committee to look into a marine facility. Mr. Oettinger volunteers.

Surf Village: We are still waiting on final As-Built Plans and language. Ms. Oseasohn and Mr. Gang are looking into this.

Eelgrass Article: Mr. Oettinger put an article in the Gloucester Times that outlined the efforts to grow the eelgrass population in our waters. The Commission commended him.

Crocker Boat Yard: Ms. Bertoni received an Environmental Notification Form (ENF) that Crocker Boat Yard is looking to expand its dockage.

Community Preservation Committee: They are still looking for projects that the Community Preservation Committee could fund. Ms. Hayes would like the Commission to look at the list of properties (Manchester Western Woods Study) under our jurisdiction and select one or two to focus on. She suggests the area around Brookwood School.

IX. Minutes

4/23/19 – The Commissioners found no errors.

Vote: To accept the 4/23/19 minutes as written.
Motion: Ms. Hayes
Second: Mr. Jaworski
Actual Vote: 4-0 1 abstained

6/19/19 – The Commissioners found no errors.

Vote: To accept the 6/19/19 minutes as written.
Motion: Ms. Hayes
Second: Mr. Puopolo
Actual Vote: 5-0

X. Adjournment:

There being no further business, a motion was made by Ms. Hayes to adjourn the meeting at 8:40 pm. This motion was seconded by Mr. Oettinger and voted in favor 5-0.

Submitted by,

Eva Palmer

XI. Meeting Documents (8/13):

- RDA – 10 Central Street for Town Common improvements submitted by the Town of Manchester.
- CoC – 3 Overledge Road for additions to home and realignment of driveway submitted by Cornelia & Sam Adams
- RDA – 33-35 Coolidge Point Road for construction of porte-cochere and relocation of existing driveway submitted by Jeffrey & Cindy Burbank
- RDA – 10 Knight Circle for demo of existing shed and construction of a new shed submitted by Dorota Wysocka
- NOI – 10 Old Wenham Way for roadway improvements submitted by Michael Corsetti
- Eelgrass article printed in the Gloucester Times submitted by Henry Oettinger.