

**MINUTES – CONSERVATION COMMISSION  
TUESDAY, MARCH 22, 2016 7:00 p.m.  
TOWN HALL, HEARING ROOM 3, 2<sup>ND</sup> FLOOR  
870 MORaine ST., MARSHFIELD, MA**

**Approved 7-12-16 4-0-0**

Members present: Robert Conlon, Chairman (RC), Frank Woodfall (FW), Chad Haitsma (CH), Bert O'Donnell (BO'D), and Jay Wennemer, Conservation Agent (JW). The members welcomed James Kilcoyne (JK) to his first Commission meeting.  
RC motion to open meeting, FW second, passed 5-0-0.

**MINUTES** 1/19/16, 2/2/16, 2/16/16 RC motion to accept as written, FW second, passed 5-0-0.

**BUSINESS**

- Vote & sign Orders of Conditions for closed hearings (if projects are voted closed and/or the Commission is prepared to vote on Conditions)
- Discussion – SE42-2563 LoConte, 16 E Street – 7:00 p.m. – moved to April 5th.
- Scheduled Meetings for April - 5<sup>th</sup> & 26th
- Donation to Conservation Fund – from Jimmy Craven.

**EXECUTIVE SESSION**

**ENFORCEMENT ORDERS**

**REQUESTS FOR CERTIFICATES OF COMPLIANCE**

Backburner:

1. 1658 Heaney, 29 Farragut Road
2. 2324 Wallace, 110 Damon's Point Road
3. 1090 Peterson, 219 Ridge Road
4. 1827 L. L. Smith, 60 Macomber's Ridge
5. REQPC-1925, Cushing Construction (Parsonage St.) Garden Gate
6. 2381 NSTAR, Pine Street
7. 1318 Darman, Chestnut Hill Trust, Holly Road
8. 2546 Hutchinson, 499 Union Street

**Current:**

**REQUESTS FOR DEVIATION**

**REQUESTS FOR EXTENSION**

**NEW BUSINESS**

JW reported that the boards in the dam at Veteran's Park are to be removed from March 15<sup>th</sup> to June 15<sup>th</sup> so the water level works for the fish ladder. All the boards were out this winter to relieve flooding. The Veteran's caretaker put the boards back in on the 16<sup>th</sup>. We are mandated by the State to follow the March 15<sup>th</sup> – June 15<sup>th</sup> procedure. The Commission and the Veteran's signed a Memo of Understanding a few years ago, so they could maintain the gazebo, etc. but this has lapsed. JW will send a letter to renew the agreement contingent upon their cooperation.

**PUBLIC HEARINGS**

**7:15 2604 Harbormaster, 0 Cherry Street** - RC read meeting notice; RC hearing officer. Harbormaster Mike DiMeo, Police Chief Tavares, Facilities Manager Brian Adams, Roger Michniewicz, P.E. from Coastal Engineering, and Jack Glassman, Architect, present.

Mr. Michniewicz presented the proposal for a new Harbormaster facility including a maritime center, Harbormaster building, public restrooms and boat storage garage. Presently the Harbormaster's office is at the Town pier site in a small trailer and shed located on the southwest corner of the site.

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Existing condition plan recently done – describes what's going on. Site was created by filling tidal lands. Information available from license plans. Extensive review process – any fill or structures have to go through that process. The bulk of the retaining system is pretty massive. Concrete wall that runs along the top of the site. 6' high that sits on top of a large stone rip rap. That structure is well below grade and quite wide at the bottom. That was put in first, then there was dredging, materials placed behind wall. Consolidated soil is substantial, with pockets of organics.

Proposed project presently underlain with an 8" sewer main, and two water mains of 8" and 6" diameter that will need to be relocated as shown on the plans. Pump out facility along wooden pier, 6" PVC pipe. Extensive Storm Water management for a portion of the paved parking lot. Approximately 62,000 sq. ft. of existing paved area. Rest of the site is overland.

Site is presently completely paved, about 4-acre site, and a portion undeveloped salt marsh. Overhead lighting on the property. There's natural gas available to the site. JW asked if there is any treatment at the catch basins with the existing storm water systems. Mr. Michniewicz said there are no sumps, it's just a collection system.

Stephen Lynch, Central Street, questioned the address used in the abutter notice, stating it is not 0 Cherry Street it's actually on Central Street. Mr. Michniewicz said any project like this requires a Certified Abutter List from the Assessor's Office and the Assessor's Office listed the property as 0 Cherry Street but the actual address is 100 Central Street.

Mr. Lynch asked what the rear set back is. Mr. Michniewicz said he will get to that during his presentation. As part of the design they are proposing to remove quite a bit of pavement and put paving blocks set in sand in, as well as a green space area with plantings.

Going to be relocating utilities that run across the site. Proposing to intercept existing water main and install 8" main; continue water down to hydrant with new service to the building. Second utility is sewer system – shown in green on the plan this will be left in place. Abandon existing cess pool in place. They are not proposing to touch the existing storm water system. Catch basins are outside of that.

This project is known as a re-development project; this site is totally developed now. Have met the criteria of the Storm Water Management policy. Proposed building is located in flood zone AE Elev. 9. A portion of the building is a boat storage building, elev. 11.1 proposed. Proposed Harbormaster building is to be 13.1. Entire foundation of this building is proposed as a deep foundation system. Helical piles proposed – being used more and more often. 8", 10" and 12" screwed into the ground.

Regular foot spreadings will not be used. Helicals are drilled into the ground. Very well understood engineering product. Will be encased in concrete footings. 12" x 12" concrete piers extending up and protrude from the ground system. Garage floor is going to be a structural slab founded on those piers.

Handicap ramp on both sides of the building as well as stairs. Building will be fitted with gutters and downspouts and will collect that roof runoff for infiltration into ground, will separate from the Storm Water system. Entire area under the building is proposed to remain as sand and gravel with 3' crawl space under the building.

Location of the building – Harbormaster didn't want it any further to the north. Showing 25' setback from top of seawall on both sides. 25' in the back; need to get a Special Permit from zoning. Need a ramp up and into the building about 2.4 feet, with a run of about 30'. Have a tight utility situation here. Have to apply to Chapter 91. DEP is always concerned with any project like this; the concept is to include public access and paved walk areas.

Generator proposed elevated on a platform, and an area for a dumpster. Site is very compact. Proposing straw bale or wattles for erosion control. Part of the Storm Water Management system introducing planting areas for salt water tolerant plants. Substantial fence proposed along top of wall.

RC asked what the resource is - Land Subject to Coastal Storm Flowage and buffer Mr. Michniewicz said. Making this a better situation; don't anticipate any issues with the DEP. Only comment was they have to pursue Chapter 91. Town will have control over what goes on in the fringe areas. RC asked what the decrease in the

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impervious area is; Mr. Michniewicz said the roof area is 3,820 sq. ft., pavers in the sand and green areas. Removing about 6,240 sq. ft. of paved area; it's approximately 62,000 sq. ft. now, giving us a about a 10% reduction.

JW asked if the pavers will be pervious; Mr. Michniewicz said the pavers are set in sand, so they will be very pervious. This whole area under the building is usable to perc storm water into the ground.

CH asked if the ramp is promulgated by cost; Mr. Michniewicz said that's the most cost effective solution.

FW asked if the helical piles go right into the columns; Mr. Michniewicz said they go up to the top, mechanical top spreads out – loads are accommodated for; can have continuous footings.

BO'D asked if they anticipated any issues with the soils analysis. Mr. Michiewicz said they don't unless they hit a major rock formation. The proposed design can be accommodated for, can be moved over. That footing is a heavily reinforced beam.

Mr. Lynch stated the applicant will need a Variance if they want to change the set back. RC reminded Mr. Lynch that we're here for Conservation, not a Zoning issue. Mr. Lynch asked how far into the parking lot is the building going to go; Mr. Michniewicz said they are required to be 15'. Mr. Lynch stated he hopes this Commission will scrutinize this project as much as they did his.

Cheryl Randall, 42 Cherry Street, said they do have runoff on Cherry Street and there should be a storm drain there. Ms. Randall also asked about the parking spaces that will be eaten up by this project; RC said that is also not a conservation issue, it's a Zoning issue. She also asked why the building has to be so big. Mr. Michiewicz addressed FEMA map questions from Ms. Randall.

Patricia Leary, 54 Cherry Street, asked when the parking lot will be re-done and will it be graded down. RC said the Conservation Commission doesn't have that information.

Marlene LaBossiere, 75 Central St. said she is concerned with the number of additional people in the area and the fact that it's not maintained now, more people will create even more of a mess. Ms. LaBossiere asked if we've done any research on the effect to the habitat. RC said it's a parking lot, they're tearing up the paved parking lot, which will be an improvement to the area. RC motion to close, FW second, motion passed 5-0-0.

JW noted the following requests to be continued to April meetings:

SE42-2603 Hart, 102 Preston Terrace, SE42-2570 Ryan, 241 Foster Avenue, SE42-2591 McGillicuddy, 64 Foster Ave., SE42-26\_\_ Mahaney, 46 Preston Terrace, and SE42-2566 Roderick, 2104 Ocean St. RC motioned to continue the above hearings to the Commission's April meetings, CH second, motion passed 5-0-0.

Respectfully submitted,  
Lois Keenlside  
Marshfield Conservation Commission

Jay Wennemer, Conservation Agent  
Robert Conlon, Chairman  
Frank Woodfall  
Chad Haitsma  
Bert O'Donnell  
James Kilcoyne