

CONSERVATION COMMISSION
TUESDAY, MARCH 10, 2015 7:00 p.m.
TOWN HALL, HEARING ROOM 3, 2ND FLOOR
870 MORaine ST., MARSHFIELD, MA

Approved 11-24-15

5-0-0

"Please note - if Town Hall is closed on Tuesday, March 10th, this meeting will be held on the following Thursday, March 12th."

Members present: Rob Conlon (RC), William Levin (WL), Frank Woodfall (FW), Chad Haitsma (CH), Jay Wennemer (JW) present. Alison Cochrane was not present. RC motion to open the meeting, FW second, motion passed 4-0-0.

MINUTES 9/16/14; 10/7/14; 10/21/14 – FW and WL okay with them. Hold off on vote.

BUSINESS

Vote & sign Orders of Conditions for closed hearings (if projects are voted closed and/or the Commission is prepared to vote on Conditions): none

Scheduled Meetings: Tues., March 24th.
Tues., April 21st will be the only meeting scheduled in April.

Adelaide RT - deed on 28.2 acres of Open Space to Conservation – Webster Street. This 28.2 acre parcel needs to be protected. No management required. Have to preserve the land in its native state. A formal vote of the Commission is needed and is to be recorded in the Minutes. WL read as follows:

"Dedicated to the public for the sole purpose of conservation of natural resources and passive recreation, including but not limited to, the conservation of species listed pursuant to G.L. c. 131A et. seq. which shall be considered the most important conservation purpose for which this land is to be protected in perpetuity held under the care and custody of the Marshfield Conservation Commission, pursuant to G.L. c. 408C". Note that there is no required on-going active management of the land, only that it is protected. WL motion to accept, RC second, passed 4-0-0.

CH stated he has volunteered to be Conservation's representative on Open Space for one meeting.

ENFORCEMENT ORDERS

REQUESTS FOR CERTIFICATES OF COMPLIANCE

Backburner:

1658 Heaney, 29 Farragut Road
2324 Wallace, 110 Damon's Point Road
1090 Peterson, 219 Ridge Road
1827 L. L. Smith, 60 Macomber's Ridge
REQPCC-1925, Cushing Construction (Parsonage St.) Garden Gate
2381 NSTAR, Pine Street

Current:

1. SE42-2539 Cranberry Cove – hold.

March 10, 2015

REQUESTS FOR DEVIATION

SE42-2448 Welch, 1 Jackson Street – Ms. Welch wants to change the layout of deck; there is an existing ramp now that Ms. Welch wants to move further out on the land-ward side. JW recommends approval. RC motion, WL second, passed as Major Deviation 4-0-0.

REQUESTS FOR EXTENSION

NEW BUSINESS

This time is reserved for topics that the chair did not reasonably anticipate would be discussed.

PUBLIC HEARINGS

7:15 2543 Reed, 58 Keene Road - Applicant has requested a continuance to the Commission's April meeting. RC motion to continue to April 21st, FW second, passed 4-0-0.

7:15 2544 Herron, 4 Atlantic Street - new plan brought to meeting; JW approves of plan. No questions from audience. RC motion to close, FW second, passed 4-0-0.

7:15 25__ Hutchinson, 499 Union Street – Steve Ivas of Ivas Environmental present. RC read notice of public hearing. FW hearing officer. Mr. Ivas explained that there are two purposes for this NOI. A small intermittent stream goes through the property. SPNEA, now Historic New England, has an easement on this site. Wetland resources done in August, 2013 by Brad Holmes. Proposed project – when applicant purchased the property they were given a 1979 aerial photo – all lawn and landscaped. They did some cutting inside the BVW and have agreed to allow it to grow back. There are photos in the file of plants that started coming back last fall. Mr. Ivas said the Hutchinsons did leave some trees and shrubs but cut most of the other stuff down. Existing birdhouses are well inside the BVW.

The second portion of the NOI is to add a swimming pool just outside the 75' zone. No deck is proposed around the pool. Necessary fencing 5' tall split rail with mesh between is proposed. Mr. Ivas stated he wants to watch the re-generation and would also like to spend the next few months considering putting in Atlantic White Cedars in the spring.

CH requested an evaluation report in June; Mr. Ivas said he would do the report.
RC asked about the timing of planting white cedars; Mr. Ivas said he is not sure of that yet.
FW asked if the applicant has thought of putting the pool closer to house; Mr. Ivas said that area is too open, and they want some privacy.
JW had no issues with what's proposed, and suggested they look at the restoration over a couple of years. If there are some plantings required the first year, we'd want to see how they made out each year thereafter.

No comments from the audience. FW motion to continue to next meeting on March 24th for file number, RC second, passed 4-0-0.

7:30 2545 Brousseau, 16 Acorn Street – RC read notice of public hearing. Kevin Grady of Grady Consulting present. RC hearing officer. Proposal is to raze the existing structure and rebuild. BVW located in rear of property, delineated by John Zimmer of South River Environmental in January.

Proposed house is going in almost the same location as existing house. Have been before Zoning, and moved the house closer to the street. Septic located within 100' buffer zone, soils poor out front – rock. Moved to back 20' from house, meet Title 5 setback. Flat site, erosion control proposed. Shed in back. Not taking down substantial trees, just a few behind the house. JW – would like to recover some of the buffer zone in the back – move shed and garden forward to get 25' buffer around wetland edge, allow to re-grow and not maintained as lawn. FW suggested wood posts to delineate. The applicant said the

March 10, 2015

shed is to be demolished. JW noted once the shed is removed and area graded, he would like to see all the debris taken out and have a wetland conservation mix put in. Mr. Grady asked if 30-35 feet across the back of the garden? JW okay with that. CH asked if the driveway is to be removed and replaced. KG – yes. FW – dimension from house? Mr. Grady will sketch up a plan and send to JW. JW – what about extension across front of shed. Sounds good. KG will submit a new plan. Finished with Zoning. Thomas Leatherby, whose mother owned the house since 1966, was present representing the abutters. RC motion to close, WL second, passed 4-0-0.

7:30 2520 Vu, 12 Howes Brook Rd. RC hearing officer. Atty. Steve Guard present and noted that the correct number of the house is 10 Howes Brook Road – not 12. Asphalt driveway. Erosion control. Board of Health will act after Conservation. System is completely outside buffer. Four- bedroom septic system, house will most likely be three bedrooms.

JW said we can refer to lot, map and block number. JW noted the plan does show the 50' undisturbed buffer and fence to be erected. House is 75' away; does meet our setbacks. If the Board of Health has not made a ruling, JW suggested continuing the hearing until they are done with their decision. Dave Plinner, Collins Engineering, said he talked to the Board of Health and they aren't going to look at the plan until they get a sign off from the Conservation Commission. The client is okay with it closing the hearing tonight. RC motion to close, WL second, passed 4-0-0.

7:35 25__ Sanborn, 173 Bay Ave – RC read notice of public hearing. Arthur Hale present. CH hearing officer. Mr. Hale explained he would like to raze and reconstruct 2.5 family dwelling on cement, isolated piers; going to proposed 16' FEMA height. JW stated this project is on a Barrier Beach and should be on pilings. The two low walls in the front of the property should be removed, since they would change flood characteristics. FW asked about the foundation plan. JW said Barrier Beach often has sand overlying peat area and concrete pier doesn't penetrate the peat. Latest Building Code makes it pretty clear – Barrier Beaches need driven piles. The more recent projects, over the past 5 years, have been moving towards pilings. It is part of the Building Code. FW asked for an engineer to draw up a plan with driven pile foundation. Velocity Zone – 16' to the top of floor. Also need number from the state and to address two little walls in front of house.

Deborah Stewart, Bay Ave., asked total height of house – 38' from ground AH said. Adding 4' to existing. From first floor to the peak is 31'. Other abutters present in the audience: Robert Edwards, Marie & Bill Dowling. CH motion to continue to 3/24 at 7:15 for a plan with driven pile foundation, a file number from the State and to address the two little walls in front of house. FW second, passed 4-0-0.

7:45 TBL 15-01 Oliva, Highland Street - RC read notice of meeting and motioned to continue per applicant's request to 3/24 at 7:30, FW second, passed 4-0-0.

Vote on draft Orders of Conditions:

Commissioners read and approved the Reed, 58 Keene Road, draft Orders. RC motion to accept, WL second, passed 4-0-0

Commissioners read and approved as amended the Brousseau, 16 Acorn St., draft Orders. Add 'remove debris' and keep special condition K in the Orders in case he decides to keep shed. Line across front of shed will be setback. RC motion to accept, WL second, passed 4-0-0

Commissioners read and approved the Vu, 10 Howes Brook Road draft Orders. FW motion, WL second, motion passed 4-0-0.

JW mentioned to the Commissioners that the Highland Street project now has a different wetland line than on a previous filing in 2006.

March 10, 2015

RC motion to adjourn at 8:25, WL second, passed 4-0-0.

Respectfully submitted,
Lois Keenlside
Marshfield Conservation Commission

Jay Wennemer, Conservation Agent
Robert Conlon, Chairman
William Levin
Frank Woodfall
Chad Haitsma
Alison Cochrane