

**MEMBERS PRESENT** - Craig Hannafin (CH) Chair, Bert O'Donnell (BO) Vice Chair, John O'Donnell (JO), Corey Miles (CM), Elizabeth Lake (EL), Jesse Platt (JP); Mike Seele, Conservation Administrator (MS); Liz Anoja, Conservation Agent (LA)

**MEMBERS NOT PRESENT** - Susan Caron (SC)

**CALL TO ORDER** - CH motions to open the meeting at 6:30 PM. JP second. Approved 6-0-0.

**CHAIR'S ADDRESS**

- CH welcomes Elizabeth Lake to the Commission.

**BUSINESS**

**B1 Voelkel, 183 Ridge Road – Unpermitted Revetment**

- Homeowner Mark Voelkel (MV) present to discuss revetment stones placed on the property without a permit. They need to sell the property and wish to bring the property into compliance without a surveyed site plan, as they are incurring significant medical expenses. At the previous discussion on October 4, CH had suggested the plan used for a Title V inspection on the property may be sufficient for permitting purposes. MV obtained and submitted the plan, but it lacked the necessary detail.
- MS suggests that if the stones on the salt marsh are removed or relocated on the lawn behind the fence line, this could be permitted through an RDA without a surveyed site plan. There is not a current delineation but there is a clear gradient between the lawn and salt marsh. MV is open to this option but is concerned about the impact to his lawn. CH notes that another option would be to remove the revetment entirely but suggests that MV obtain a quote for a delineation, as this would give a better idea of exactly where the stones could be placed and permitted by RDA.

**B2 Silva, 32 Country Way - Replacement of 2 Sonotubes for an egress in the same footprint**

- Building Inspector Dave Carlo noticed unpermitted deck work at the property that involves the replacement of two sonotubes in the same footprint as the existing footings. The tubes are 4 ft long and 8 inches in diameter. The deck is used for egress. CH has no concerns.
- CH moves to approve the replacement of two sonotubes at 32 Country Way as a de minimis activity. JO second. Approved 6-0-0.

**PUBLIC HEARING (ON OR AFTER 6:40PM)**

**23-12 Recreational Trails Committee, 172 South River St. (Shoulder Improvements).....(Craig Hannafin)**

- The matter was continued to January 17 at the December 20 MCC public meeting.

**3071 Cataldo, 32 Carolyn Circle (Raze & Rebuild).....(Bert O'Donnell)**

- Continued hearing; BO Hearing Officer.
- James Garfield, Morse Engineering, present for applicant, who wishes to raze and rebuild the existing home. The work area lies in an IVW created by excavation and buffer zone to a BVW across the street. The matter had been continued to allow for planting details in a water quality swale and receipt of the DEP file number.
- JG notes he has updated the site plan to include the BVW buffer zones; they are proposing to add 12 shrubs to the swale, and have obtained DPW's assent to tie in their drainage pipe into the existing catch basin on Carolyn Circle that discharges into the BVW across the street. They have also shifted the house 4 ft eastward, further from the IVW, and added a 3 ft by 2 ft crushed stone trench in back for better runoff control.
- BO asks about green waste dumping observed on the property; MS suggests this could be prevented by the swale plantings and the posting of conservation markers. JP asks about the proposed driveway; it is comprised of bituminous concrete and is slightly smaller than the existing impervious driveway.

- There was no public comment. Special conditions of approval will include the posting of three conservation markers, location to be determined in the field by MS, and submission of an updated site plan to the Conservation Office.
- BO motions to close the hearing and issue Orders of Conditions with special conditions drafted by MS. CH second. Approved 6-0-0.

**3056 Celiberti Realty LLC, 0 Main Street (ANRAD).....cont. to 1/17/24 (Bert O'Donnell)**

- The matter was continued to January 17 at the December 4 MCC public meeting.

**REQUESTS FOR CERTIFICATE OF COMPLIANCE AND EXTENSIONS**

**2199 Tedeschi, 1 Atlantic Street [COC]**

- The property has been sold and is no longer in applicant's possession. CH has reached out to Town Counsel for additional information and response is pending.
- CH moves to table the matter pending further information. JO second. Approved 6-0-0.

**2891 Dickinson, 938 Summer Street [COC]**

- As-built plans are pending.
- CH moves to table the matter pending further information. JP second. Approved 6-0-0.

**2923 Tedeschi, 162 Bay Avenue [COC]**

- Tabled due to unresolved floodplain violation.
- CH moves to table the matter pending further information. JO second. Approved 6-0-0.

**ADJOURNMENT** – CH moves to close the hearing at 6:54 PM. JP second. Approved 6-0-0.

Respectfully submitted,  
Liz Anoja, Conservation Agent

Marshfield Conservation Commission	
Mike Seele, Conservation Administrator	
Craig Hannafin, Chair	Bert O'Donnell, Vice Chair
Jesse Platt	Susan Caron
John O'Donnell	Corey Miles
Elizabeth Lake	