

Essex Conservation Commission

April 8, 1997

Present: David Folsom, Chairman, Edith Messersmith, Edwin Perkins, Peter Perrigo, Thomas Prentiss.

Meeting called to order at 7:45 p.m.

A Request made by PMC Realty Trust for the Conservation Commission to Determine the Applicability of the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, for the verification of the wetlands boundary on Scot's Way, Assessors Map 8, Lot 15A, was heard at 7:46 p.m.

Robert Lynch, Atlantic Engineering, represented PMC Realty Trust. Lynch told the Board there is a ^{*}3" culvert which is blocked - they would like to clean it and put in some rip-rap on the downhill side of it. Lynch also told the Board he would like to have a determination made of the wetlands line so they know what they can do with the remainder of the lot. The flagging on the plan was done by Donohoe when Scot's Way subdivision was created. The Board felt a site visit should be made and was scheduled for Saturday, April 12, 1997, at 8:30 a.m. Lynch said he would attend the site visit if the Board felt it was necessary.

A Request made by Morin Engineering and George Johnson for the Conservation Commission to Determine the Applicability of the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, for the installation of leaching field at 38 Wood Drive, Assessors Map 4, Lot 84.

Morin told the Board a plan was submitted because septic was flowing into the street. A pump chamber was required for the system. They have to cross underneath a drainage ditch dug out years ago in order to reach the "D" box, ^{*}30'x50' in size. The concern was the drainage ditch. The piping will be double encased, and buried four feet if they cannot get a flow back. If they get a flow back, then it will be buried three feet. They will try to pump to a gravity feed "D" box. The wetland issue, though, is going under the ditch. The Board reviewed the Request and accompanying plans.

Perkins moved to issue a negative Determination to Morin Engineering for the installation of a leaching facility at 38 Wood Drive, seconded by Prentiss, with the Board voting unanimously in favor.

* SHOULD BE 3' CULVERT, NOT 3".
* SHOULD READ "D" BOX AND LEACHING AREA, 30' X 50' IN SIZE.
AMENDMENT NOTED IN MINUTES OF MAY 13, 1997.

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A public hearing was held at 8:05 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Ellen Houston and Sheryl Zuidema covering the repair/upgrade of an existing cesspool to a septic system at 4 Eastern Avenue.

Engineer Clay Morin represented Houston and Zuidema. Morin told the Board that the existing system is a cess pool and has to be replaced. An alternative system has been proposed, with sewage going from a septic tank into a sand filter and then to a leach area. There will be a sealed retaining wall along the lot line constructed of poured concrete. They will have to replace and reconstruct the deck. Morin was asked how high the wall would be. He said it would be at least four feet in height. The grade drops down six to eight feet on the neighbor's (Coose) side. The sand filter has to be raised. Morin noted that water has never come beyond the stone wall. The system has not, as yet, been approved by the Board of Health. Because of the size of the lot and minimal access, all materials will have to be removed immediately. Morin added that if the Board of Health requires changes to the plan, he will return to the Board for a review of the changes. The Board then reviewed the Notice of Intent and accompanying plan.

Perkins moved to close the public hearing for Ellen Houston and Sheryl Zuidema, 4 Eastern Avenue, seconded by Perrigo, with the Board voting unanimously in favor.

A public hearing was held at 8:14 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Stephen Grimes covering the construction of a residential dwelling with regrading in the buffer zone at 44 Pond Street.

Engineer Clay Morin represented Grimes. Morin told the Board the Notice of Intent was filed for the construction of a new dwelling. An existing dwelling is on the same lot, and as soon as the occupancy permit is given for the new dwelling then the existing stucco building will be removed. One corner of the construction will be in the buffer zone. A barn will also be constructed. The existing septic system meets the requirements for a four-bedroom house. Nothing has to be done to the septic system except to run a line from it to the new dwelling. Ronald Nickerson, 30 Pond Street, questioned the location of the new barn. He was told the barn would be 38 feet from the

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stone wall and 90 feet from the edge of the roadway.

After review of the Notice of Intent and accompanying plan, Perkins moved to close the public hearing for Stephen Grimes, 44 Pond Street, seconded by Messersmith, with the Board voting unanimously in favor.

A public hearing was held at 8:20 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on an Abbreviated Notice of Intent filed by Marcia Greenbaum covering the removal of an underground oil tank, installation of an above ground tank, and enlargement of an existing deck at 50 Apple Street.

Barry Moir represented Greenbaum. He told the Board the proposal is to remove a 2,000 gallon oil tank buried in the front yard and install a new 500 gallon one above ground. The new oil tank will be installed within a shed beneath the deck. The shed will have a containment wall. The deck, also, will be extended on two sides. The underground tank is approximately 85 feet from the wetland area, a drainage easement. Staked haybales will be placed down gradient from the proposed project. The Board reviewed the Notice of Intent and accompanying plans.

Perkins moved to close the public hearing for Marcia Greenbaum, 50 Apple Street, seconded Perrigo, with the Board voting unanimously in favor.

The Board reviewed the submitted Request for a Determination of Applicability for Wallace Bruce, Apple Street. The Request will be on the April 29, 1997, agenda.

The Order of Conditions was written for Marcia Greenbaum, 50 Apple Street.

Prentiss moved to approve the proposed project, removal of an existing underground oil tank and installation of an above ground oil tank and enlargement of the existing deck, for Marcia Greenbaum, 50 Apple Street, seconded Perkins, with the Board voting unanimously in favor.

The Order of Conditions was written for Ellen Houston and Sheryl Zuidema, 4 Eastern Avenue.

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Perkins moved to approve the proposed upgrade of the septic system of Ellen Houston and Sheryl Zuidema, 4 Eastern Avenue, pending approval by the Board of Health, seconded Perrigo, with the Board voting unanimously in favor.

The Order of Conditions was written for Stephen Grimes, 44 Pond Street.

Perrigo moved to approve the proposed construction of a dwelling and barn for Stephen Grimes, 44 Pond Street, seconded by Messersmith, with the Board voting unanimously in favor.


Perkins moved to accept the Minutes of the meeting of March 4, 1997, as read, seconded by Perrigo, with the Board voting unanimously in favor

The Board will hold their next meeting on Tuesday, April 29, 1997.

Messersmith moved to adjourn the meeting, seconded by Prentiss, with the Board voting unanimously in favor.

Meeting adjourned at 9:00 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest: