

Essex Conservation Commission

July 8, 1997 - Minutes

Present: David Folsom, Chairman, Robert Brophy, Edith Messersmith, Edwin Perkins, George Stavros, Thomas Prentiss (7:45 p.m.)

Meeting called to order at 7:38 p.m.

A building permit application was submitted for review for Stephen Scialdone, 79 Choate Street, for the construction of a single family dwelling.

Perkins moved to approve and sign the building permit application for Stephen Scialdone, Choate Street, as the construction of the dwelling is outside of the Commission's jurisdiction, seconded by Stavros, with Perkins, Messersmith, Brophy, and Stavros voting in favor.

A building permit application was submitted for review for Richard Cairns, 35 Martin Street, for the construction of an addition to the rear of the dwelling. It was noted that the nearest wetland was behind William Holton's property on Maple Street, more than 100 feet from the construction.

Perkins moved to approve and sign the building permit application for Richard Cairns for the construction of an addition to the existing dwelling at 35 Martin Street, seconded by Messersmith, with Perkins, Messersmith, Brophy, and Stavros voting in favor.

Ed Becker, Essex County Greenbelt Association, Inc., met with the Board to discuss a conservation trust for the property of Dr. Herbert Harris on John Wise Avenue. Becker told the Board the conservation restriction requires the endorsement of the Board of Selectmen, but he also likes to get a sign off from the Conservation Commission as well. The property is located at the corner of John Wise Avenue and Choate Street and is presently a four-lot subdivision. The subdivision will be removed because of the Conservation Trust. The actual acreage of the Conservation Trust is 24.92+/- acres. The Restriction does allow the installation, maintenance, repair, and replacement of a septic system and well to serve the single family dwelling on the unrestricted portion, if no practical alternative sites exist within the unrestricted land, providing the proposed locations do not have an impact on the restricted land. Brophy asked if

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firewood cutting was allowed. Becker stated it was allowed.

Prentiss moved to send a favorable recommendation to the Board of Selectmen for the Conservation Trust for property of Dr. Herbert Harris, John Wise Avenue, seconded by Perkins, with the Board voting unanimously in favor.

A building permit application was submitted for the Commission's review by Andover Equity Developers for the construction of a single family dwelling on Lot 2, Apple Street. As the Board reviewed the plans, the question arose as to whether the construction was within 200 feet of mean high tide. The applicant was told to measure the distance. The stream across the road from the lot in question is a tidal stream, and therefore, the lot would fall under the Rivers Act. Until this information is submitted, the building permit application will not be signed off by the Board.

Scott Patrowitz, representing John Stavros, 60 Pond Street, met with the Board to discuss an amendment to the Order of Conditions, issued for the construction of a single-family dwelling. Patrowicz said the original plan showed a four-bedroom dwelling and septic system at this location, and connected to Town water. It will now be a three-bedroom house, with a well as shown. Folsom told Patrowicz the Board has to decide whether the amendments were minor enough not to require a public hearing.

Perkins moved that the changes on the plan of John Stavros, Pond Street, submitted by Scott Patrowitz, were minor enough not to require a public hearing to be held, seconded by Prentiss, with the Board voting unanimously in favor.

A building permit application was submitted for James and Norrie Stavros, Pond Street, for the construction of a single family dwelling. The Board signed the building permit application.

A building permit application was submitted for Stuart Pratt, Tree Hill, to demolish the existing house and rebuild a new single family dwelling. The Board said they wanted the following information submitted prior to signing the building permit application: How large is the pond and its location on the property. The request for information will be submitted

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to Stuart Pratt.

The next meeting of the Commission will be held on August 12, 1997.

Prentiss moved to nominate Commission Member Edwin Perkins as Chairman, seconded Messersmith, with the Board voting unanimously in favor.

Perkins told the Board that the installation of a septic system at 28 Winthrop Street is going well. Perkins said he would like to know the status of the septic system upgrade at 24 Story Street, as a hole has been dug but there appears to be no activity. The Clerk will check with the Board of Health regarding this.

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

Meeting adjourned at 9:00 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest: