

Essex Conservation Commission

June 15, 1999 - Minutes

Present: Edwin Perkins, Chairman, Robert Brophy, Wallace Bruce, Stephen Gersh, Edith Messersmith, Thomas Prentiss.

Meeting called to order at 7:40 p.m.

A continuation of a public hearing was held at 7:41 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Jerome Crepeau covering the installation of a driveway at 11 Lufkin Point Road, Assessors Map 20, Lot 1A.

Louis Lima represented Jerome Crepeau. Lima submitted revised plans showing the drainage of the driveway, together with drainage calculations. Lima said he would like to reiterate that this driveway is for one single-family dwelling, and they were unaware that there were wetlands nearby when they started to dig the driveway. Lima noted that they would like to keep as many trees as is possible, thereby working around the trees. The Board reviewed the submitted plan. Gersh asked what would happen if any gas or oil spillage enters the detention basins. Perkins said nothing would happen, but if there was a major spill, it could be cleaned up immediately. Perkins questioned the elevation of the pipes going to both detention basins - the pipe to detention basin 2 should be elevated higher, and the pipe on basin 1 is at elevation 499 and needs to be higher than the basin. The level of the pipe needs to be high enough to carry the overflow to the basin, but not to drain it. The end of the pipe should be even with the retention basin so that the overflow will go through.

With no questions from the public, Prentiss moved to close the public hearing for Jerome Crepeau for the installation of a driveway at 11 Lufkin Point Road, seconded by Messersmith, with Brophy, Bruce, Messersmith and Prentiss voting in favor; Gersh voted present.

A public hearing was held at 7:55 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by F. Lyle Brown covering the repair of a septic system with a concrete retaining wall at 15 Red Gate Road.

Engineer Clay Morin represented Brown. Morin told the Board there was a need to upgrade the septic system. The lot is only

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9,000 square feet in size, so there was only one available area for the system installation. A neighbor's well was shown on the plan, and Perkins asked if it was 100 feet from the septic system. Morin said he was not sure. A proposed well was sited on the plan, 87 feet from the system, and Morin indicated that he is seeking a variance for the 87'. Morin added that he was trying to put the proposed well on the property as far away as possible. The upgrade is for three bedrooms, with no leaching facility, but a 25'x20' reserve area. A concrete retaining wall will be constructed, which allows the system to go in. The top of the wall will be at elevation 41 approximately. The wall will be about 9 feet high. The existing garage will be removed for the construction of the wall and system. Gersh asked how effluent would be prevented from going under the wall. Morin told him the wall will be constructed four feet below grade, and then the construction of the septic system will start above the four foot level. Brophy asked if there should be a membrane lining the wall. Morin said there would be a 8mm polymer membrane liner.

With no further questions being asked, Messersmith moved to close the public hearing for F. Lyle Brown, 15 Red Gate Road, seconded by Gersh, with the Board voting unanimously in favor.

A public hearing was held at 8:15 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by James M. Conway covering a 42'x90' addition to the existing building with additional pavement, landscaping, and storm drainage system at 174 Western Avenue.

Attorney Pete Shea represented Conway. Shea told the Board the proposed project is the construction of a 42'x90' addition to the existing building, to allow for additional fabrication on site. A portion of the fabrication is being stockpiled off-site and then brought to the site. Four people are working there right now, but with the addition, seven/eight are anticipated. Special Permit approval has been received from the Planning Board. The present septic system would handle 42 employees. There is approximately 16,060 square feet of impervious materials on site which creates the need for a storage volume detained to match pre-development flow rates. Consequently, a "Howland Swale" will be implemented to mitigate flows. The Howland Swale will be the 'highboard design' - 1.5 foot high earthen berm at its rim to increase storage capacity. In a 100-year storm, it will be at a 99% holding rate, so that only 1%

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will reach the wetlands.

With no further questions from the Board or public, Prentiss moved to close the public hearing for James Conway, 174 Western Avenue, seconded by Gersh, with the Board voting unanimously in favor.

The Order of Conditions was written for Jerome Crepeau, for the construction of a driveway at 11 Lufkin Point Road.

Prentiss moved to approve the proposed project of Jerome Crepeau at 11 Lufkin Point Road, as submitted in the Notice of Intent and plan dated May 17, 1999, revised June 15, 1999, seconded by Gersh, with Brophy, Messersmith, Bruce, and Prentiss voting in favor; Gersh voted present.

The Board requested as an addition to the Special Conditions boilerplate that the east end of the pipe on Berm 1 and 2 should be at elevation 500 and taper down to elevation 497. The driveway elevation should be so constructed to accommodate the above, with sufficient coverage to protect the pipes. The pipe used should be strong enough to withstand traffic.

The Order of Conditions was written for F.Lyle Brown, for the upgrade of a septic system at 15 Red Gate Road.

Messersmith moved to approve the upgrade of a the septic system at 15 Red Gate Road, as submitted in the Notice of Intent, seconded Brophy, with the Board voting unanimously in favor. The Board felt it should be noted in the Special Conditions that this approval was given pending approval from all other Boards, and that any changes will require review by the Commission. The Board also required that an 8mm polymer barrier cover the vertical wall and extend 6 feet under the leach area on all three sides.

The Order of Conditions was written for James Conway, 174 Western Avenue, for the construction of a 42'x90' addition.

Gersh moved to approve the proposed project of James Conway, at 174 Western Avenue, as submitted in the Notice of Intent, seconded by Bruce, with the Board voting unanimously in favor. The Special Conditions will state that the drainage swales and catch basins will be pumped and cleaned as is necessary by the property owner. Board member Prentiss left at 8:45 p.m.

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A public hearing was held at 8:45 p.m. under M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Ruth Repucci covering the construction of a single family dwelling on Liberty Road, Assessors Map 8, Lot 33.

As no representative for the project appeared for the hearing, Gersh moved to continue the public hearing to Tuesday, July 13, 1999, at 7:35 p.m., seconded Bruce, with the Board voting unanimously in favor.

The Board reviewed the building permit application for Peter Perrigo, 71 Wood Drive, for the construction of a deck. Perkins said he would view the site prior to signing off the application.

A building permit application was submitted for Andover Equity Developers, 129 Apple Street, for the construction of a single family dwelling. Perkins said he would review the file to be sure that the application was for the lot which had received a Superceding Order of Conditions from the D.E.P.

A building permit application was submitted for Robert Borden, 54 Lufkin Street, for the construction of a garage and studio. Perkins said he had viewed the site and found there would be no wetlands violations. The application was signed.

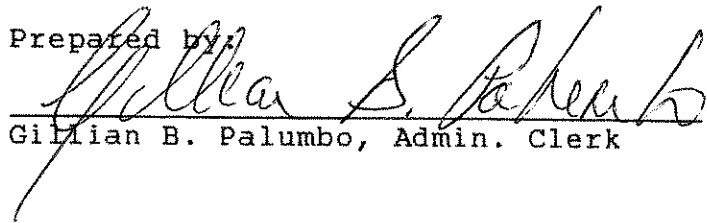
A request for an Extension Permit for Order of Conditions D.E.P. File Number 21-300 was submitted by Sandy Patrican, 15 Pond Street.

Messersmith Moved to extend the Order of Conditions D.E.P. File Number 21-300 as requested by Sandy Patrican, 15 Pond Street, for three years, seconded by Brophy, with the Board voting unanimously in favor.

A letter was received from Killiam stating that the Tennessee Gas Company will be doing maintenance work on the gas line.

Messersmith moved to adjourn the meeting, seconded by Brophy, with the Board voting unanimously in favor. Meeting adjourned at 9:15 p.m.

Prepared by:


Gillian B. Palumbo, Admin. Clerk

Attest: