

Essex Conservation Commission

October 17, 2000 - Minutes

Present: Edwin Perkins, Chairman, Robert Brophy, Wallace Bruce, Stephen Gersh, Peter Perrigo.

Meeting called to order at 7:30 p.m.

Kevin Street, 46 Wood Drive, submitted a building permit application for the construction of a covered screened porch and deck to the existing dwelling. As there were no wetlands issues for this project, Chairman Perkins signed the building permit application.

Tim Purinton met with the Board, upon the request of Commission member S. Gersh, for an informal discussion on the benefits of having a Conservation Commission agent. Purinton stated that he had been the Commission agent in the Town of Rowley for two years. Presently, he is working for Mass. Audobon. He said that in Rowley, the pressure of development was terrible, with large subdivisions being created, and approximately forty Notices of Intent filed per year. His role was to act as an insurance policy for the Board, with the Board, itself, making the final decision. He noted that he feels it is difficult for Boards to interpret the new Stormwater Policy. S. Gersh asked Purinton if he came in at the beginning of a project. Purinton said he did, and worked with the Board of Selectmen, Town Administrator, and the Planning Board, to get a better project. That, he noted, is the Agent's job, to facilitate things. He has seen support letters from developers who like to have someone to contact. He said a big part of his job was to review building permit applications and sign off on them. "The agent does not have to do that; it is whatever power you wish to give him. An agent can be given as much power as you want, or as little as you want." Now, Purinton indicated, new quorum regulations are coming out. He feels an agent ensures the Board can concentrate on making the decision, and not be bogged down by all the little details. Agents can also write grants, which goes above and beyond Conservation Commission issues. At meetings, a check can be made as to whether the agent has visited the site - if not, the public hearing can be continued until a site visit is made. If a site visit has been made, then the Board can rely on the information given to them by the agent. Purinton said, he, as a Conservation Commission agent, would not want to do enforcement work, but that is what an agent will do. He added that he liked being a liaison between the Town and the people. S. Gersh said their next action would be to go to the Board of Selectmen and then to the Finance

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Committee. S. Gersh indicated he thought ten to twelve hours would be sufficient to start with. Purinton indicated that typically, agents make \$15.00 to \$20.00 per hour, and that a Board could not hire an agent for less than that. E. Perkins said he would prefer to use an agent on a case-by-case basis, but also noted that presently, they do not have a good inter-Board relationship. Purinton also noted that the Town could apply for grants to kickstart a position, and felt a Health Agent/Conservation Commission Agent would work in the Town of Essex. E. Perkins felt the Board should talk to the Board of Health, as presently they are looking for a Health Agent. He added that he felt having a combination Health Agent and Conservation Commission Agent may be easier 'to sell' at the Town Meeting. He felt the Commission, the Board of Health, and the Board of Selectmen should meet to discuss this, and that this Board should have figures ready to present to the Finance Committee.

David Santomena, Project Manager for the Essex County Greenbelt Association, Eastern Avenue, met with the Board to submit a Conservation Restriction for property owned by Thomas Ellsworth, located on Belcher Street. D. Santomena said this was the first restriction he had worked on, but felt it was reasonably straight forward. The restriction in question would encumber 5.2 acres of land off Belcher Street and would have the effect of limiting future development of an 11-acre parcel to a single houselot. There is a provision in the restriction for one driveway to access the one dwelling. The restriction has been reviewed by the State and has passed. D. Santomena said he is seeking from the Board a recommendation of the restriction to the Board of Selectmen. W. Bruce asked if the restriction affected the right-of-way to an abutter's property. D. Santomena said it did not, and that the right-of-way is superior to the restriction.

P. Perrigo moved to recommend to the Board of Selectmen that the Conservation Restriction for Thomas Ellsworth be accepted, seconded by S. Gersh, with the Board voting unanimously in favor.

A continuation of a public hearing was held at 8:25 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Loyd Waites covering the construction of a 26'x43' addition, deck and stairs at 2 Moses Lane.

L. Waites submitted a plan, as requested by the Board at their last meeting, showing details of the addition and stairs to

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Chebacco Lake. He told the Board the stairs to the Lake will consist of fourteen risers. Ten inch concrete filled sono tubes will be placed at the top and bottom of the banking to which the stairs will be anchored. The stairs will be four feet wide, and will be placed between two trees. E. Perkins indicated that the Commission may require crushed stone to be placed under the stairs to prevent erosion. Sixteen sono tubes will be used as footings for the deck.

With no further questions from the Board or the public, P. Perrigo moved to close the public hearing for Loyd Waites, 2 Moses Lane, seconded by S. Gersh, with the Board voting unanimously in favor.

S. Gersh told the Board he had spoken with Town Administrator, Brendhan Zubricki, who indicated the Town will be networked within the next six months and will include G.I.S. S. Gersh added that he is working on getting a computer for the Conservation Commission.

Scott Steeves met with the Board to discuss the release of building permit applications for the subdivision at 66 Choate Street. S. Steeves submitted an as-built plan to the Board and told them everything has been delineated. The Board reviewed the plan. They questioned the headwall, which they felt needed to be something solid and not porous, so that water would not run out of the pond. E. Perkins indicated that if a piece of granite was put in place, it would be acceptable to the Board. S. Gersh said he would like to have a copy of the maintenance agreement between the owners of the properties.

Ronald Gauthier, Coral Hill, met with the Board to discuss the construction of a deck for a neighbor. Because of the proximity of Chebacco Lake, the Board said a Request for a Determination of Applicability should be filed.

The Order of Conditions was written for Loyd Waites, 2 Moses Lane.

P. Perrigo moved to approve the project of Loyd Waites, 2 Moses Lane, as submitted in the Notice of Intent and site plan dated October 14, 2000, seconded by S. Gersh, with the Board voting unanimously in favor. S. Gersh will be the Commission's representative.

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The Order of Conditions was written for Benjamin Winskowicz for property at 8 Centennial Grove Road.

W. Bruce moved to approve the installation of a septic system for Benjamin Winskowicz at 8 Centennial Grove Road, seconded by S. Gersh, with the Board voting unanimously in favor. P. Perrigo will be the Commission's representative for the project.

The Order of Conditions was written for Kathleen Ann Tilden, 148 Main Street.

P. Perrigo moved to approve the project of Kathleen Ann Tilden, 148 Main Street, with the following restrictions: 1) The building will be for one bed and breakfast unit only on the first floor, and a second floor shop/office space, 2) The parking area must be upgraded to include a curbing raised above grade of the parking area on all three sides, south, west, and north, with at least one catch basin with gas trap to be installed. The crushed stone parking area must be paved, and 3) A bio fence must be used in place of haybales as a siltation barrier, seconded by W. Bruce, with the Board voting unanimously in favor. S. Gersh will be the Commission's representative for the project.


A building permit application was submitted for review for Timothy and Louise Holland, 57 Southern Avenue, for the renovation of an outbuilding with a breezeway. Chairman Perkins will check the property prior to sign off.

A building permit application was submitted for review for Martha Tattersall, 70 Grove Street, for the construction of a barn. Chairman Perkins will check the location of the barn prior to sign off.

The Board signed a Payroll Voucher for the Administrative Clerk.

R. Brophy moved to adjourn the meeting, seconded by P. Perrigo, with the Board voting unanimously in favor. Meeting adjourned at 9:35 p.m.

Prepared by:

  
Gillian B. Palumbo  
Administrative Clerk

Attest: