

Essex Conservation Commission

January 2, 2001 - Minutes

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

Meeting called to order at 7:35 p.m.

Michael Salmon of HRM Group, LLC, met with the Board to discuss the issue of frontage for a lot at 8 Centennial Grove Road. M. Salmon told the Board when the County did a layout of Centennial Grove Road, a strip of land was removed from the frontage of property belonging to Benjamin Winskowicz and taken by the Town. The Zoning Board of Appeals gave Mr. Winskowicz a variance because the county layout took away from the frontage. He would like the driveway to the property to go across this strip of land. M. Salmon noted that he was meeting with the Board of Selectmen later this evening regarding this issue. He added that the other option he has is to bring in the driveway at an area, twenty feet in length, which is actual frontage, but which is approximately seventy-five feet from wetlands across Centennial Grove Road. The total area of disturbance would be 300 square feet. The Board advised that he should file a Request for a Determination of Applicability if he decides to construct the driveway in this area.

A public hearing was held under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by William Wolbach covering the installation of a septic system at 4 Ralston Drive.

Daniel Johnson represented the applicant. D. Johnson told the Board he 'took over' from engineer Scott Patrowicz, who had originally designed a system for the property. The Wolbachs wish to replace the existing cesspool with a new system which includes a septic tank and pump chamber within the 100 foot buffer zone. The wetlands are situated by the existing house. They found permeable soil on land owned by the Wolbachs across the street, but they could not get the four feet of naturally occurring pervious soil as required by Title V and so had to apply for a variance. D. Johnson added there is no other way to go but to have the septic tank and pump chamber within 64 feet of the wetlands. The only work within 100 feet of the wetlands is the installation of the septic tank and pump chamber. E. Perkins asked what type of soil was there, because of his concern of the buoyancy of the tank. D. Johnson said he did not know what soil was there, but he did do buoyancy calculations, which showed the

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tank would not float. E. Perkins noted that it could also sink, to which D. Johnson replied that Title V required six inches of stone beneath the tank, so it would be unlikely to sink. D. Johnson said he also added a concrete pad to the design to anchor the tank.

With no further questions from the Board or the public, S. Gersh moved to close the public hearing for William Wolbach, 4 Ralston Drive, seconded by P. Perrigo, with the Board voting unanimously in favor.

A request was made by the Department of Public Works for an extension to Order of Conditions D.E.P. File Number 21-352, for the Pond Street/Wood Drive water main extension project.

S. Gersh moved to extend the Order of Conditions D.E.P. File Number 21-352, issued to the Town of Essex Department of Public Works, to June 16, 2004, seconded by W. Bruce, with the Board voting unanimously in favor.

A request for a Certificate of Compliance was made by Creative Development Associates for the common driveway at 66 Choate Street. The Board reviewed the amendment to the common driveway and reservation of easement and found Clause III unclear. They felt a representative from Creative Development Associates should meet with the Board to discuss the amendment prior to the issuance of a Certificate of Compliance.

A request for a Certificate of Compliance was made by Hancock Engineering Associates for Jerome Crepeau, 11 Lufkin Point Road.

W. Bruce moved to issue a Certificate of Compliance to Jerome Crepeau, 11 Lufkin Point Road, certifying that the work regulated by Order of Conditions D.E.P. File Number 21- has been satisfactorily completed, seconded by S. Gersh, with the Board voting unanimously in favor.

A request for a partial Certificate of Compliance was made by Attorney Paul M. Shea, Jr. representing John T. Coughlin,, owner of North Shore Mini Storage, Eastern Avenue. It was noted in a letter to the Board that all of the work detailed in the Notice of Intent has been completed, with the exception of the retrofitting of Building D. The Board felt they should have an as-built plan submitted showing exactly what is to be included in the partial Certificate of Compliance.

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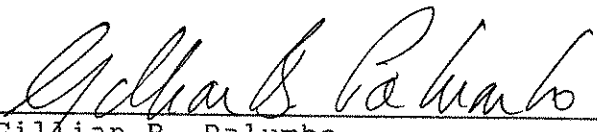
The Order of Conditions was written for William Wolbach, 4 Ralston Drive.

S. Gersh moved to approve the septic system upgrade for William Wolbach, 4 Ralston Drive, seconded by W. Bruce, with the Board voting unanimously in favor.

P. Perrigo moved to adjourn the meeting, seconded by S. Gersh, with the Board voting unanimously in favor.

Meeting adjourned at 8:15 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest: