

Essex Conservation Commission

February 19, 2002 - Minutes

Present: Edwin Perkins, Chairman, Robert Brophy, Wallace  
Bruce, Philip Caponigro, Stephen Gersh, Philip Lake.

Meeting called to order at 7:36 p.m.

Lauren Higgins, 67 Western Avenue, met with the Board to discuss an addition to the existing dwelling. Review of a plan she submitted to the Board indicated the addition would be in the buffer zone. She was told a Notice of Intent should be filed.

A public hearing was held at 7:45 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Essex Fortune Palace, Inc., for the regrading and repaving of the parking area, and 6'x10' and 8'x26.5' additions to the existing building at 99 Main Street.

Engineer Clay Morin represented Essex Fortune Palace. Edwin Perkins removed himself from the discussion as he is an abutter. C. Morin told the Board the applicant wishes to regrade and repave the parking area with no increase in the existing area. A stone berm will be place around the parking area. The Board of Health has indicated to him that he needs to add a refrigerator, but the only place, in relation to the kitchen, was to the west of the building. This 6'x10' addition will have to be constructed on pilings, as those existing for the main building. The other addition, 26.5'x8' in size, is for a sushi bar. C. Morin said he took the bench mark from the steps of the Town Hall. The elevation for the 100 year storm is 10, so the whole area is flooded. The rim of the catch basin at the front of the building is 7, the rear of the parking area is 6, and the back of the property is 5. A 7 elevation is proposed for the regrading of the parking area, but presently it is at 6 to 6.5. Michael Henderson, representing the Fin and Feather, his mother's property abutting the Fortune Palace, asked if the run-off would come on to his mother's property if the parking lot is raised. He also noted that the addition for the refrigerator is very close to the property line. S. Gersh requested the berm provide a filter barrier for any oil and gas from vehicles. It was also felt the berm should be a little higher. C. Morin suggested anchoring the berm, placing filter fabric behind it, and then stones. The Board felt C. Morin should return to the next meeting with a revised plan.

S. Gersh moved to continue the public hearing for Essex Fortune

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Palace to Tuesday, March 5, 2002, at 7:50 p.m., seconded by W. Bruce, with R. Brophy, W. Bruce, P. Caponigro, S. Gersh, and P. Lake voting in favor; E. Perkins abstained.

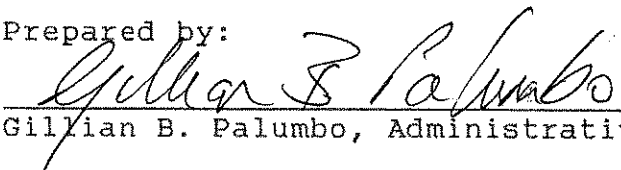
A public hearing was held at 8:15 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by XLO Realty Trust for the construction of a 16-foot wide gravel road at 25 Apple Street.

Engineer Clay Morin represented the applicant. He told the Board this is a subdivision of an existing parcel in to two lots. It has been approved by the Planning Board. Soil testing was done at the rear of the property. C. Morin noted that the existing right-of-way is shown in grey on the plan, and the new portion of the road is shown in purple. The roadway extends around the property owned by the Seppalas'. The wetland is flagged. The road will be constructed through an area of wet soils and highbush blueberry bushes. According to the owner, the blueberry bushes in this area were planted by him and have been cultivated and maintained as a fruit garden for years. The applicant proposes to fill approximately 4,750 square feet of this area for the roadway. In order to mitigate this filling, an area approximately 4,860 square feet will be excavated and planted to compensate for the wetland lost by the driveway construction. This area was identified on the submitted plan from Flag 23 to Flag 15. The blueberry bushes will be transplanted to this replication area to establish a similar wetland area. C. Morin noted there will be some filling for grading and home construction. A swale will be constructed on one side of the roadway only, so there will be a slight pitch. The Board felt a site visit should be made to the property, which was scheduled for Saturday, February 23, 2002, at 9:00 a.m.

S. Gersh moved to continue the public hearing for XLO Realty Trust to Tuesday, March 5, 2002, at 7:55 p.m., seconded by W. Bruce, with the Board voting unanimously in favor.

R. Brophy moved to adjourn the meeting, seconded by P. Lake, with the Board voting unanimously in favor. Meeting adjourned at 9:00 p.m.

Prepared by:

  
Gillian B. Palumbo, Administrative Clerk

Attest: