

Essex Conservation Commission

July 16, 2002 - Minutes

Present: Stephen Gersh, Acting Chairman, Philip Caponigro,
Philip Lake

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

A request made by R.J. Lyman for the Conservation Commission to Determine the Applicability of the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, for the replacement of two existing sump pumps and construction of an outdoor shower at 1 Apple Street was heard at 7:41 p.m.

R.J. Lyman told the Board the first project is to replace two existing sump pumps located in the corner of the dwelling, with two new pumps, and replace the overflow outfall pipe so that it is discharging at grade immediately adjacent to the house, rather than directly to the river through the existing outfall pipe in the granite retaining wall (Area A). A french drain is marginally complete around the basement. He is proposing to replace the existing sump pumps - the pumps were damaged when water came into the basement and pumped continuously. R.J. Lyman added that he may de-couple the pipe and have one overflow pipe leading to a crushed stone area. One pump will continue to pump and the other pump will slightly decrease the flow. The second project (Area B) is to construct an outdoor shower with piping and appurtenances attached to the outside wall of the house. The hot and cold pipes would run to the outside, along the sill and vertically up to the shower heads. The enclosure would be a three-walled stall on pressure-treated piles, with a crushed stone base to a depth of 18"-24" and an open wood slat base to step on. Stephen Gersh questioned Mr. Lyman as to the type of soil in that area. He said he did not know what type of soil it was, and added that he does not get a lot of seepage through that wall. It was noted on the Request that the work in Area (A), has no practicable and substantially equivalent economic alternatives on the lot, as the existing pumps need replacement to maintain a dry basement and the overflow outfall pipe cannot be located farther from the riverfront without supplemental pumping to overcome grade changes, and cannot be located below grade without significantly disturbing substantial areas proximate to the riverfront area; the work in Area B is exempt.

With no further questions from the Board or the public, Philip Lake moved to issue a negative Determination to R.J. Lyman, 1 Apple Street, for the replacement of two sump pumps and overflow

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outfall pipe and for the construction of an outdoor shower, seconded by Philip Caponigro, with the Board voting unanimously in favor.

A public hearing was held at 7:53 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Pike Marine for the replacement of a metal building with a new 25'x50' metal building at 78-80 Main Street.

Engineer Clay Morin, together with Scott Woodward of Pike Marine, met with the Board. Clay Morin said the proposed project was to remove the existing metal building and replace it with a new 24'x50' metal building, with basically no change in the footprint. The existing slab will be removed and they will excavate down below the frost line for a new foundation. Philip Lake felt Mr. Woodward should check with the D.E.P. to be sure he is able to do this work under his Chapter 91 License.

With no further questions from the Board or the public, Philip Lake moved to close the public hearing for Pike Marine, 78-80 Main Street, seconded by Philip Caponigro, with the Board voting unanimously in favor.

The Order of Conditions was written for Pike Marine, 78-80 Main Street.

Philip Lake moved to approve the project for Pike Marine as submitted in the Notice of Intent, seconded by Philip Caponigro, with the Board voting unanimously in favor. The only special condition required, in addition to the boilerplate, is for the applicant to confirm with the Department of Environmental Protection that the reconstruction of the building is in conformance with the existing Chapter 91 License.

James Richardson, 32 Island Road, met with the Board to discuss the placement of his septic system. The Board of Health had submitted their Verification of Conservation Commission Jurisdiction Form, but from the plan submitted the Board could not determine whether there were any wetland issues. The Board reviewed the plan submitted by Mr. Richardson, and also reviewed his plan for the proposed project - the construction of a single family dwelling. Mr. Richardson stated that he knows the area well, and felt the buffer zone lines drawn on the plan were quite accurate. Philip Lake and Stephen Gersh said they would check the site as to whether the pole from which the utilities will run is

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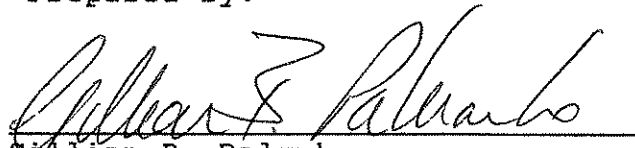
outside of the buffer zone.

Susanna McLaughlin, 40 Lakeshore Drive, met with the Board regarding an amendment to the Order of Conditions D.E.P. File Number 21-0426 for 40 Lakeshore Drive. The plan for the septic system, originally submitted by Hancock Engineering, was amended by Hayes Engineering, Inc. to allow for a different type of alternative septic system design. A letter was sent to the Commission from Hayes Engineering requesting a review of the amended plan, but also noting that as all major components of the system remained in the same location, no further action would be required from the Board. Mrs. McLaughlin told the Board the Board of Health needed more time to review the revised plan, but did approve all of the variances. She added that most of the changes were to the plan itself, and not to the location of the septic system. The Board requested a letter from Hayes Engineering certifying that the septic system location had not changed.

Philip Lake moved to adjourn the meeting, seconded by Philip Caponigro, with the Board voting unanimously in favor.

Meeting adjourned at 9:25 p.m.

Prepared by:


Gillian B. Palumbo
Administrative Clerk

Attest: