

Meeting Minutes  
Essex Conservation Commission  
October 9, 2007; 7:30 pm  
T.O.H.P. Burnham Public Library

Commissioners

Present: Wallace Bruce, Chairman  
Philip Caponigro, Elisabeth Frye, Stephan Gersh, Shirley Singleton

Absent: R. Brophy, J. Rynkowski

Quorum: Yes

Clerk: Deborah Cunningham

The Commission met with Robert Breen, homeowner of **19 Redgate Road** regarding concerns from the Building Inspector about the project meeting flood codes. The Commission advised Mr. Breen that it was their opinion that the project had been approved and the Breen's should proceed with the building permit application. W. Bruce authorized the Clerk to sign the building application on his behalf.

The Commission met with Peter Van Wyck to discuss a gas/oil separator to be installed at **Low Land Farm subdivision** as required by an **Order of Conditions**. Brian Buia of Apple Associates was present to discuss with the Commission the options for complying with the Order of Conditions. After explaining how the separator would work, the Commission agreed that the separator as presented would meet the requirements of the **Order of Conditions**. Mr. Van Wyck advised that he would work with the manufacturer and Mr. Buia to have the separator installed and would advise the Commission when the work was complete. W. Bruce will act as overseer. Once the separator has been installed, the Commission will issue the Certificate of Compliance.

Michael Raymond met with the Commission to discuss the use of the property at **177 John Wise Avenue**. Mr. Raymond is considering purchasing the property for use as a community farm using organic growing methods. The Commission advised Mr. Raymond that the land he would be using would be in the buffer zone and any work would have to be presented to the Commission. He was also advised that due to the nature of the farming, there would probably be few restrictions required by the Commission under the Wetlands Protection Act. S. Gersh advised Mr. Raymond that he should also contact the planning board regarding the change of use of the property.

Public Hearings:

At 8:00 pm the Commission continued a hearing on a **Notice of Intent** filed by Peter Van Wyck, for the construction of three (3) single family dwellings with associated grading and construction/installation of one (1) pump chamber, one (1) leaching field and all

associated piping and grading for the septic system at **Low Land Farm (Subdivision Lot 4)**. The Commission had requested that Mr. Van Wyck provide the Commission with a plan approved by the Board of Health prior to the issuance of an Order of Conditions. Mr. Van Wyck provided the plan to the Commission. After review, the Commission advised that the Order of Conditions would be issued. A motion to close the public hearing was made by S. Gersh, seconded by S. Singleton and passed by unanimous consent with E. Frye abstaining as an abutter. W. Bruce signed the building permit applications for the houses numbered one, three and five. Mr. Van Wyck was advised that construction on unit one and unit three could not begin until the Order of Conditions had been issued. A motion to issue the Order of Conditions was made by S. Gersh, seconded by P. Caponigro and passed by unanimous consent with E. Frye abstaining as an abutter.

A hearing on a **Request for Determination of Applicability** submitted by Dean and Patricia Richards for the erection of a 12' x 20' pre-built storage shed at **17 Winthrop Street** was opened at 8:15 pm. Mr. Richards advised that the shed would be placed on blocks. W. Bruce asked about the water behind the property and was advised that this was a drainage ditch which was dry most of the time. A motion to issue a negative determination was made by S. Gersh, seconded by E. Frye and passed by unanimous consent.

Business:

The Commission discussed the scheduling of a Special Town Meeting for November 5 and chose to proceed with the posted November 6 meeting.

The Clerk advised that a request for an **Amended Order of Conditions** had not been received in connection with the project at **6 Shea's Court**. She also requested that a new overseer be assigned to replace P. Lake. P. Caponigro offered to oversee that project and would check the property to be sure that no work had been started.

The Commission reviewed and approved the payroll and expense reports as submitted by the Clerk.

A motion to close the meeting was made by S. Singleton, seconded by E. Frye and passed by unanimous consent.

Prepared by: \_\_\_\_\_

Deborah Cunningham  
Administrative Clerk

Attest: \_\_\_\_\_

Wallace Bruce, Chairman