



## ESSEX CONSERVATION COMMISSION

Minutes for the Meeting of November 19, 2013

### Commissioners:

Wallace Bruce, Chairman  
Robert Brophy  
Elisabeth Frye  
Ted Marshall

James Richardson  
Shirley Singleton\*  
Samantha Stevens

### Staff:

Deborah Cunningham  
Administrative Clerk  
  
Bill Decie, Agent

\*Absent

---

The Commission opened a Public hearing on a Notice of Intent filed by James Georgoulakos, Jr. to construct a single family house and appurtenances, including a crushed stone parking area, fencing, and yard grading activities at 32 Belcher Street. Elizabeth Wallis of Hayes Engineering represented the applicant, James Georgoulakos, Jr., who was also in attendance. Ms. Wallis explained the project. The Commission had some concerns about the extent of the fill which would be needed to return the back of the lot into a grazing area. Ms. Wallis explained that the owners intended to use the area for llamas and hoped to open the area as much as possible to give the animals the maximum amount of room. The Commission determined that the hearing could not be closed without a site visit. A site visit was scheduled for the following Monday at 2 pm. Mr. Decie advised that he could be in attendance. The Commission asked the applicant to authorize a continuance to the next meeting which was given. On a motion made and duly seconded, the Commission continued the hearing to the meeting of December 3, 2013.

The Commission opened a Public hearing on a Notice of Intent filed by Lisa M. Lambert and Joan F. Kitsis to construct a single family dwelling at 15 Lufkin Point Road (aka 9 Lufkin Point Road). Dan Ottenheimer of Mill River Consulting represented the applicant and Lisa Lambert was also in attendance. Mr. Ottenheimer explained that this was the formal presentation of a project which had been presented to the Commission earlier. The applicant was now ready to proceed with construction and had filed an NOI. He explained that, at this time, there had been a delay in getting the final footprint of the residence so the plan reflected the area in which the house would be located and work would be done. The Commission expressed concerns that the files would not be complete without the actual footprint. Mr. Ottenheimer advised that the applicant had hoped to proceed in order not to delay the process since the weather was getting colder and that a condition in the OOC that the final footprint must be provided prior to construction would not be met with objection from the applicant. The

Commission concluded that they could close the hearing. On a motion made and duly seconded, the Commission voted unanimously to close the public hearing. On a motion made and duly seconded, the Commission voted unanimously to issue the Order of the Conditions with the additional condition that the plan with the final footprint be submitted prior to the beginning of construction.

The Commission reviewed the information received by the Agent regarding the disposition of the work done at 148 Main Street and the request for a Certificate of Compliance. The Commission determined that a partial Certificate of Compliance would be issued indicating that the portion of the work not completed was no longer the standard and would not be required and that the OOC was expired and not further work could be done. The Commission instructed the Clerk to draft the Certificate of Compliance.

The Chairman presented that Minutes from the meeting of October 15, 2013 for approval. On a motion made and duly seconded, the Commission voted unanimously to approve the minutes as presented.

On a motion made and duly seconded, the meeting was adjourned.

Approved: Essex Conservation Commission

Prepared by: Deborah Cunningham, Administrative Clerk