

FINAL

**MARION CONSERVATION COMMISSION**  
MINUTES OF THE REGULAR MEETING HELD ON AUGUST 16, 2006

Members Present: Norman A. Hills, Chairman  
Jeffrey W. Oakes, Vice Chairman  
Bruce C. Hebbel, Member  
Lawrence B. Dorman, Member

Members Absent: Sherman E. Briggs, Jr., Recording Secretary  
Horace S. Kenney, Jr., Associate Member  
Joel D. Hartley, Associate Member

Secretary: Diane R. Drake

Others Present: Robert Field, Walter Hartley, John Beech, Annmarie Fredericks, Carol Amick, Steven & Susan Hurley, William Moonan, William D. Watling Jr., William & Rita MacLeod, Albin R. Johnson III, Shaun D. Handy, Charles Coolidge, Mary H. Coolidge-Engelsted, David Davignon, Robert Luchetti & Will Saltonstall.

Meeting convened at 7:00 PM Wednesday, August 16, 2006 in the main conference room of the Marion Town House, 2 Spring Street, Marion, Massachusetts. Site inspections were held on Saturday, August 12, 2006 by N. Hills, J. Oakes, B. Hebbel and L. Dorman.

7:00 PM **STEVEN J. HURLEY** - NOI (SE41-1048) to raze the house at 19 Quelle Lane, construct a new house, a boat house, a swimming pool and associated site grading (continued from July 19, 2006). Mr. Hurley was present with his Engineer, Robert Field, who submitted a revised plan adjusting Wetland Flag #6. He said the F.E.M.A. zones were rechecked and they are correct - the structures will all be out of the Velocity Zone. R. Field said a set of plans has also been sent to Walter Hartley's attorney, Margaret Ishihara. N. Hills said that receiving the revised plans just now does not give the Commission time to review all the data tonight. R. Field said the Zoning Board of Appeals accepted comments at their meeting on August 10, 2006, and their decision will be forthcoming.

R. Field described the construction phases of the project - first the house, then the pool and finally the boathouse. He said the house will be accessed from Quelle Lane and the boathouse from Bayview Road. He described the foundations and how they are in compliance with F.E.M.A. Regulations. Abutter William Moonan of 16 Quelle Lane asked Mr. Field to describe the drainage system; R. Field said all runoff from the structures will stay on site, and be directed into holding chambers below grade. He said sheet runoff will be directed into swales. Carol Amick asked for a set of the new documents to submit to her attorney; R. Field said he will give her those documents tonight. C. Amick asked the

Commission to retain a consultant to verify the actual B.V.W. line. J. Oakes said the fill in the wetlands is historical, perhaps from 40 years ago, so the Commission may have no jurisdiction over that. J. Oakes moved to continue the hearing, with the Applicant's consent, to September 6, 2006 at 7:30 PM; B. Hebbel seconded; voted unanimously.

7:30 PM **FRANCIS J. FARRELL, JR.** - RFD (41D-1282) to verify the delineation of the Bordering Vegetated Wetlands at the end of Cranberry Way (Lot 25, Parcel B) (continued from July 19, 2006). Mr. Farrell's engineer, Robert Braman, had requested another continuation. L. Dorman moved to continue the hearing, with the Applicant's consent, to 7:10 PM September 6, 2006; B. Hebbel seconded; voted unanimously. J. Oakes left the room.

The Commission discussed the draft letter to The Kittansett Club regarding their general maintenance plan (SE41-979). L. Dorman moved to send the letter as written; B. Hebbel seconded; voted unanimously. J. Oakes returned to the room.

The August 12, 2006 meeting minutes were reviewed and accepted as corrected on a motion by L. Dorman; seconded by B. Hebbel; voted unanimously.

7:40 PM **PHILIP D. STEVENSON** - RFD (41D-1283) to construct a deck with a second-story addition over a part of it at 50 Point Road. Mr. Stevenson was represented by Architect Will Saltonstall and Engineer David Davignon. A revised plan was submitted - the second-story addition has been deleted and a small second-story balcony is proposed. W. Saltonstall said the propane tank will be buried in accordance with the gas company's requirements. B. Hebbel moved to close the hearing; J. Oakes seconded; voted unanimously.

7:45 PM **COOLMAR LIMITED PARTNERSHIP** - Amendment to an Order of Conditions (SE41-1042) for moving a barn/dwelling and creating a new driveway to it at 604D Point Road. The Amendment is to add a porch, a walkway, and do vista pruning (continued from August 2, 2006). Charles Coolidge and Mary H. Coolidge-Engelsted were present with their Architect, Robert Luchetti, and Engineer, Shaun Handy of G.A.F. Engineering, Inc. S. Handy said the amendment is for adding a porch, a walkway, and vista pruning. N. Hills said the porch and walkway are OK, but the driveway entrance now goes right up to the wetlands; S. Handy said it will be 14' from the wetlands. N. Hills said 14' is contrary to the reason for moving it; C. Coolidge said they can move it back which would place it 16'-17' from the wetlands. Albin Johnson III, Chairman of the Board of Health, questioned the sewer connections; R. Luchetti said there are five connections which they are waiting for approval to install, and if those are denied then another filing/amendment will be done to install septic systems. A. Johnson said sewer is preferred over septic. J. Oakes explained vista pruning which maintains underbrush remains. J. Oakes said no more than 10% of the canopy can be removed, and photographs of the site presently and in the future will be required. Special Condition #19 of the Order of Conditions (which prohibited clearing) will be deleted and replaced with vista requirements. R. Luchetti said a perimeter drain will be built around the foundation to handle runoff;

S. Handy said a leaching pit may be installed as well for roof runoff. S. Handy said the 100-year floodplain delineation will be changed to the 50' contour by F.E.M.A. L. Dorman moved to close the hearing; B. Hebbel seconded; voted unanimously.

8:13 PM **COOLMAR LIMITED PARTNERSHIP** - NOI (SE41-1049) to expand a porch, add fill, construct a new concrete driveway and a drainage system at 604B Point Road (continued from August 2, 2006). Charles Coolidge and Mary H. Coolidge-Engelsted were present with their Architect, Robert Luchetti, and Engineer, Shaun Handy of G.A.F. Engineering, Inc. S. Handy explained the proposed work. The flood zone delineation will be changed on this lot as well, by using the berm as a retaining wall so that utilities can be in the garage. S. Handy said the intent is not to remove trees for a water view. J. Oakes said he would like to see details of how oil from automobiles, etc. will be handled. B. Hebbel said using a silt fence rather than hay bales will prevent weeds from growing. J. Oakes moved to continue the hearing, with the Applicants' consent, to September 6, 2006 at 7:05 PM so that details of the oil separator can be noted on the plan of record, and to replace the hay bales on the plan with a siltation fence; B. Hebbel seconded; voted unanimously.

8:30 PM **MATTAPOISETT RIVER VALLEY WATER DISTRICT** - NOI (D.E.P. file number not yet issued) to install 9,500 linear feet of 12"-I.D. water main from the Industrial Drive in Mattapoisett to Benson Brook Road in Marion (continued from August 2, 2006). Due to the lack of a file number, the Applicant has requested another continuation. B. Hebbel moved to continue the hearing, with the Applicant's consent, to 7:20 PM September 6, 2006; L. Dorman seconded; voted unanimously.

8:31 PM **RUSSELL FEARING** - RFD (41D-1284) to construct additions at 12 Vine Street. Will Saltonstall represented Mr. Fearing and described the proposed work. He said the site is in the flood plain, but the structures are already above Elevation 15' so the 50% Rule does not apply. B. Hebbel moved to close the hearing; L. Dorman seconded; voted unanimously. J. Oakes moved to issue a Negative Determination for Box #2; L. Dorman seconded; voted unanimously.

B. Hebbel moved to issue a Negative Determination for Boxes 2 and 3 for Philip D. Stevenson for his deck and addition at 50 Point Road (41D-1283); L. Dorman seconded; voted unanimously.

B. Hebbel drafted Coolmar Limited Partnership's Amended Order of Conditions (SE41-1042) to include the addition of a porch and walkway, and to allow vista pruning at 604D Point Road; L. Dorman seconded; voted unanimously.

J. Oakes moved to issue a 5-year Extension Permit to the Massachusetts Highway Department for maintaining the state's highways in Marion (Route 6, Route 105 and Route I-195) (SE41-945), and to include a letter describing areas needing attention; L. Dorman seconded; voted unanimously.

Meeting adjourned at 9:25 PM.

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Diane R. Drake, Secretary

Approved November 1, 2006