

Conservation Commission Meeting – June 17, 2015 Minutes

Time: 7:40 PM – 8:10 PM

Location: Swampscott High School, Rm B129

Members Present: Mark T. Mahoney, Chair; Tom Ruskin, Vice Chair; Nelson Kessler; Marc Andler; Monica Tamborini, and Toni Bandrowicz

Members Absent: Robert Salter

Others Present: Owners of, and abutters to, 29 Puritan Road

29 Puritan Road

The meeting was called to order at 7:40 pm and began with the application of Michelle and Marc Strager for a proposal to raze an existing addition and construct a one-car garage, addition, and porch at 29 Puritan Road, Map 19, Lot 197 (Notice of Intent attached). Mr. Steven Eriksen made a presentation on behalf of the owners, explaining the work planned and noting that he did not anticipate any environmental impact. He provided the members with copies of plans for the project (attached).

In response to a question from Mr. Kessler, Mr. Eriksen said that the project was 45 feet from the existing sea wall. He later stated that nothing planned would affect the existing seawall. Mr. Mahoney asked about the extent of the planned excavation, to which Mr. Eriksen responded that excavation would only be necessary for the footings. He estimated that approximately 10 yards of soil would need to be taken off site. The soil would be temporally stockpiled for a short time on the site then moved.

Mr. Kessler asked if gutters would be added. The owner noted that there were existing gutters. It was concluded that, whether there are gutters or not, the water would end up in the same place, that is, sandy soils. In response to a question from Mr. Andler, Mr. Eriksen said the total square footage for the project is 240 sq. ft.

John Freehan of 34 Puritan Road asked whether it was necessary to get a zoning permit before going before the Conservation Commission. While the Conservation Commission members are not familiar with zoning requirements, it was Mr. Mahoney's understanding that the building inspector will be ensuring that all permits are in place before the project could proceed.

Mr. Freehan also stated that the area is prone to flooding but there was no indication that the work proposed would exacerbate the flooding that would normally occur in the area (especially given that a solid foundation was not being proposed, nor was the removal of trees involved).

Based on the testimony, Mr. Mahoney concluded that a site visit would not be necessary, to which other members of the Conservation Commission agreed; therefore, the Conservation Commission will issue an Order of Conditions for the project.

Other Business

Mr. Ruskin made a motion, seconded by Mr. Andler, to approve the minutes from the May Conservation Commission meeting, which passed unanimously.

Regarding the Northstone Road matter, Mr. Ruskin said that the building inspector had sent a letter to the owner informing him that the stairs could not be used until approved by the Conservation Commission. Ms. Bandrowicz agreed to call MACC for advice regarding action to take and report back to the members. Mr. Adler recused himself from any discussions regarding the Northstone Road matter.

Ms. Bandrowicz will forward to the Commission members the letter that was recently sent to the abutters of all town properties about avoiding encroachment.

Ms. Bandrowicz, on behalf of the Open Space & Recreation Committee, said that she will be forwarding the draft Ewing Woods Maintenance plan to other relevant departments and committees in town for comment. She will also make a proposal to the Conservation Commission member on what the small property boundary signs previously discussed should state on them, and for their purchase.

Next meeting is scheduled for July 6 and 29, 2015.

Meeting was adjourned at 8:10 pm

Submitted by Toni Bandrowicz