

## **Conservation Commission Public Hearing – October 7, 2015 Minutes**

**Time:** 7:30 PM –8:30 PM

**Location:** Swampscott Town Hall

**Members Present:** Mark T. Mahoney, Chair; Monica Tamborini, Nelson Kessler, and Toni Bandrowicz

**Members Absent:** Tom Ruskin, Vice Chair; Robert Salter, and Marc Andler

**Others Present:** Applicants and/or their consultants for  
The orders of Conditions for both 29 Rockledge Road and 245 Puritan Road were then signed by the Commission.

Called to order at 730 motion by toni, seconded by Monica

79 Puritan Lane

Green card, etc, provided

?representing the property owner: Reconstruct deck in the back, majority within existing footprint ... small add'on east ... two coastal banks etc.. .. and a 100 ft buffer zone... entire house in the buffer ... all the work is limited to the buffer zone, only impact, no impact to the resources ...

Paul muldone – same footprint, except for small narrow addition ...

All construction will be done by hand, no heavy machinery

NK – how far to the seawall? “pretty far” 30-35 ft?

MM -How much excavation... want to get to a frost level...

MM -What will happen to excavated material... will cart it out

NK – what is holding the deck up? Existing foundation wall will hold it up ... cantilever out

Motion to accept NK, Monica 2<sup>nd</sup>, unanimously approved

### **34 Blodgett Avenue**

Peter (Hayes) ... tear down

Rec'd the green cards

Add'l copies of the landscape

Land subject to (V zone) ... so there are VE and VO zones ... must keep the lowest above the VE zone ... have taken this into account in all the structure elements above the

As for the driveway and parking will be using permeable pavers

The tree will be replaced with ornamental one (it's a pine tree now)

Bob – how let water in and out, they will build to comply with the FEMA rules ...

They are aware of the stormwater issue and

NK – does house have gutters? Yes, ... having designed any infiltration ... in terms of water to the ocean there is no performance standard

The permeable pavers will make up the bigness of the house

MM – is there a setback from the wall? 20 ft. Childs engineer walls and there is

MT – she lives there and there is pooling of water so she had someone come in and put gravel in...

Talking about the planting strip ... but MT says nothing survives... she has gravel which takes back but MM says that's not material

MM – what is the role of that strip and structural integrity of the wall... having gravel behind gives it the ability to drain and not build hydro static pressure by the wall – the load caused by the saturated soil is MM's concern

MM – wants the exact dimension of the set back from the wall that Childs required ... NK says that tis in an order of conditions ... What are the ex--- give a call to Childs to find put the setback .. .and make sure that patio

? what if eliminate patio now, and come back with another NOI for that after get the information

MM – let's condition it in the Order ... asking for more info before do the patio

The DEP got a file # 71-0301

NK -There is an existing stairway (it's on a lift)

NK – any drilling on the wall, no wall is in good shape ... has deflector cap

NK – the patio material? Won't be a slab, bluestone on crushed

Neighbor across (Jackie Sa..) concern about coastal flowage ... its larger house ... due get severe weather ...and get water flowing over there ... wants to know more about the clapseable ... and what is the grade affect ... and isn't there a 100 ft set back (no, there is 100 ft buffer)

Large house less permeability, more flooding

Proposed construction new construction can't have habitable below, or electric

There is FEMA ratio for breakaway

Ava shore (abutter) – concern that the lowest floor (if at 5 ft fr ground ) will be as high as her 2<sup>nd</sup> floor

And the house falls within the height restrictions

Discussion of spans – but not relevant

Jackie – if there is a

And what about removal of demo material, asbestos, ... could get into water? BP – will test first, then remove, before demo ...

And will have water spraying during construction

MM – condition in OOC – get in touch with childs and find out if it is beyond the set back from the sea wall

The requirement is that the structure be “invisible” and that the flows go through unabated, or virtually unabated

Motion to approval as stipulated... Monica , Nelson

29 Northstone Road

Mr Shub ... (Gordon out of town) ... in response to request to find original plan ... so provided a photo stat in pieces .. Pete said need whole plan not pieces ... but can't find engineer ... found old file ...

Provided some of the file ... we will look at make sure all is

Approve minutes from 9-24-15 Hearing

Motion to approve minutes as amended ... mark, nelson approved

Redcue paper ... Ask applicants to give 3 copies ...

Motion to end mark ... 8:50

Following that, the deed to finalize the donation of land at 0 Lexington Circle was signed by the Commission.

The Commission will draft Orders for Condition for the Beach Club project and Town management plan.

The owners of 39 Carlson Terrace were planning to install a pool and had hired a consultant who concluded that this project was not jurisdictional. The Commission agrees.

Next meeting scheduled for October 7, 2015.

Nelson moved to close the meeting, seconded and unanimously approved.

Meeting was adjourned at 8:55 pm.

Submitted by Toni Bandrowicz