

MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION

Date of Meeting: February 19, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:10 P.M.

II. ROLL CALL

Members Present: John Connolly, Chairman
Mark Carboni
Kenny Baptiste
Joe Leggett
David Pichette, Agent

Members Absent: Donald Rogers
Sandy Slavin
Joe Mulkern, Associate Member

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: September 19, 2012

MOTION: Mr. Baptiste moved to approve the meeting minutes of September 19, 2012. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

IV. PUBLIC HEARINGS

A. RDA – Mark Hays

The public hearing notice was read into the record.

Present before the Commission: Mark Hays

Mr. Pichette described the project. The property is located at 15 Crab Cove Terrace (Parkwood). The project involves the demolition of an existing deck & the construction of a new deck & also the construction of a storage area under the deck in the buffer zone to a coastal bank and to a salt marsh. An existing 10x25 ft. deck is to be replaced w/ a new 14x25 ft. deck. The existing deck was right up to the edge of a coastal bank & has already been removed. Reconstruction work has already begun. The proposal is to construct new footings & to expand the deck by 4 ft. closer to or out over the coastal bank. Mr. Pichette recommends against any expansion w/in the 30 ft. no activity zone or over a resource area. An 8x10 ft. enclosed storage area is also proposed under the new deck. 36 ft. of soil would have to be excavated to create this space. Excess material would be removed from the site. He asked how this would impact the stability of the

coastal bank. He asked if the excavation work will be out to the coastal bank to provide level access. He asked what the trench work will be in the front of the house. He recommend against any expansion of the deck in terms of width or any excavation under the deck area. He recommends a Negative Determination for a deck of the same width as the original & a positive for any expansion of the deck width or excavation for the storage area.

Discussion ensued re: the proposed deck expansion.

Audience members had no questions or comments.

MOTION: Mr. Baptiste moved to close the public hearing for Mark Hays. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

MOTION: Mr. Baptiste moved to grant a Positive Determination for Mark Hays. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

B. RDA – Town of Wareham/CEDA, c/o G.A.F. Engineering, Inc.

The public hearing notice was read into the record.

Present before the Commission: Brian Grady, G.A.F. Engineering, Inc.

Mr. Pichette described the project. He stated a site inspection was made at downtown Main St. The project involves streetscape improvements w/in a coastal flood zone, zone AE elevation 14. Phase 3 of the streetscape improvement project is proposed which will be from the post office heading west to just past the fire station office, west of Sawyer St. The project will include sidewalk reconstruction, curbing bumpouts, street resurfacing, catch basin improvements, & other landscaping improvements. This work will be done w/in a coastal flood zone & w/in the riverfront area of the Wankinko River. The project will not result in any increase of impervious surfaces or significant grade changes. Silt sacks will be installed in the catch basins during construction to prevent construction material or excess sediments from entering the stormwater drainage system. The catch basins will be fitted w/ stormwater hoods to improve stormwater treatment. Hoods will reduce bacteria & hydrocarbons in runoff water. He questioned the use of the granite gutter inlets which allow larger debris into the catch basin & stormwater system. He recommends these should be modified or eliminated. He recommended the issuance of a Negative Determination #2 for the project w/ the condition that the project contractor contact information be submitted to the ConCom office prior to the commencement of the project, & that gutter inlets be removed or replaced w/ an alternative grate system.

Discussion ensued re: an issue w/ the abutter notifications. It was stated that additional abutters would need to be notified because there has been a change in the scope of the project.

MOTION: Mr. Baptiste moved to continue the public hearing for Town of Wareham/CEDA to March 5, 2014. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

C. NOI – James Wood, c/o G.A.F. Engineering, Inc.

The public hearing notice was read into the record.

Present before the Commission: Brian Grady, G.A.F. Engineering, Inc.

Mr. Pichette described the project. A site inspection was made at 24 Pine Tree Dr. on Butler's Cove. The project involves the construction of a single family dwelling in the buffer zone to a coastal bank. A 24x68 dwelling w/ attached 24x30 ft. garage is proposed 58 ft. from the top of the coastal bank. Some minor grading is proposed around the foundation. Site fence is proposed just outside the 30 ft. no activity zone line. He recommended both silt fence & the added condition that only slow nitrogen release organic fertilizer be utilized at the site no more than twice per year.

Discussion ensued re: the construction of a single family dwelling & garage.

Mr. Grady explained that the septic system has nitrogen reduction.

Audience members had no questions or comments.

MOTION: Mr. Baptiste moved to close the public hearing for James Wood. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

MOTION: Mr. Baptiste moved to grant an Order of Conditions w/ standard conditions & the added conditions that haybales & silt fence be utilized & that only slow nitrogen release fertilizer be utilized no more than twice per year. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

VI. EXTENSION REQUESTS

VII. ENFORCEMENT ORDERS

VIII. CERTIFICATES OF COMPLIANCE

IX. ANY OTHER BUSINESS/DISCUSSION

A. Discussion: TDR Bylaw

Discussion ensued re: the draft TDR Bylaw.

B. Discussion: MACC Meeting

The MACC meeting will be held on Saturday, March 1, 2014 at Holy Cross in Worcester.

C. Discussion: Letter of Recommendation – Greg Goodband

MOTION: Mr. Baptiste moved to issue a letter of recommendation for Greg Goodband. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

D. Discussion: Conservation Restrictions/Stewardships

E. Discussion: Violations

F. Swifts Beach

G. Bills

MOTION: Mr. Baptiste moved to approve payment of the MACC bills. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

X. ADJOURNMENT

MOTION: Mr. Baptiste moved & Mr. Leggett to adjourn the meeting at _____ P.M.

VOTE: (4-0-0)

Date signed: 3/5/14

Attest: [Signature]
John Connolly, Clerk

WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: 3/6/14