

MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION

Date of Meeting: March 4, 2015

I. CALL MEETING TO ORDER

The meeting was called to order at 7:12 P.M.

II. ROLL CALL

Members Present: John Connolly, Chairman
Sandy Slavin
Ken Baptiste
Mark Carboni
Michael Baptiste, Jr., Associate Member
Elissa Heard, Associate Member
David Pichette, Agent

Members Absent: Joe Leggett
Donald Rogers
Elizabeth Lydon
Jim Smith

III. PRELIMINARY BUSINESS

A. Approval of meeting minutes: January 21, 2015, February 4, 2015, & February 18, 2015.

The minutes were not handled.

IV. PUBLIC HEARINGS

A. RDA – Anita & Todd Smith, c/o Lockwood Architects

The public hearing notice was read into the record.

Present before the Commission: Bill Lockwood, Lockwood Architects
Anita Smith

Mr. Pichette described the project. The property is located at 53 East Central Blvd. The project involves the reconstruction of a deck & the construction of a porch & other renovations w/in a coastal flood zone. An existing deck is to be removed & reconstructed in the same footprint, but adding a second floor deck over the lower floor. Also, a new porch is proposed across the front of the house. – 6x18 & the decks & porch will require sono tube footings. This work is w/in coastal flood zone AE elevation 14. The work is

not in the buffer zone to any other resource area. No grade changes are proposed. He recommended the issuance of a Negative Determination #2.

MOTION: Ms. Slavin moved to close the public hearing for Anita & Todd Smith. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

MOTION: Ms. Slavin moved to grant a Negative Determination #2 for Anita & Todd Smith. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

B. RDA – Arthur D. Lecesce, c/o JC Engineering, Inc.

The public hearing notice was read into the record.

Present before the Commission: Brad Bertollo, JC Engineering, Inc.
Charles Lecesce

Mr. Pichette described the project. The property is located at 11 Wankinquoah Avenue. The project involves the demolition of an existing dwelling & the reconstruction of a new dwelling w/in a coastal flood zone. An existing one story dwelling is to be demolished & a new two story dwelling built in the same general area is proposed w/in flood zone AE elevation 16. The new dwelling will be elevated so that there will be room for a drive-under garage. The foundation will be constructed to flood zone standards. The project is not in the buffer zone to any other resource areas. No grade changes are proposed. He recommended the issuance of a Negative Determination #2 for the project.

MOTION: Ms. Slavin moved to close the public hearing for Arthur D. Lecesce. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

MOTION: Ms. Slavin moved to grant a Negative Determination #2 for Arthur D. Lecesce. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

C. NOI – Pine Grove Estates, LLC (9 Jordan Road), c/o JC Engineering, Inc.

The public hearing notice was read into the record.

There was a request to continue the hearing.

MOTION: Ms. Slavin moved to continue the public hearing for Pine Grove Estates, LLC (9 Jordan Road) to April 15, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

D. NOI - Pine Grove Estates, LLC (9 Jonathan Lane), c/o JC Engineering, Inc.

The public hearing notice was read into the record.

There was a request to continue the hearing.

MOTION: Ms. Slavin moved to continue the public hearing for Pine Grove Estates, LLC (9 Jonathan Lane) to April 15, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

E. NOI - Pine Grove Estates, LLC (10 Jonathan Lane), c/o JC Engineering, Inc.

The public hearing notice was read into the record.

There was a request to continue the hearing.

MOTION: Ms. Slavin moved to continue the public hearing for Pine Grove Estates, LLC (10 Jonathan Lane) to April 15, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

F. NOI - Perry Gerlach, c/o G.A.F. Engineering, Inc.

The public hearing notice was read into the record.

There was a request to continue the hearing.

MOTION: Ms. Slavin moved to continue the public hearing for Perry Gerlach to March 18, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

G. NOI - Amelia Tracy/Renewable Generation (MA) LLC, c/o G.A.F. Engineering, Inc.

The public hearing notice was read into the record.

Present before the Commission: Bill Madden, G.A.F. Engineering, Inc.
Amelia Tracy, Renewable Generation

Mr. Pichette described the project. The property is located at 127R Marion Road. The project involves the construction of a solar energy project in the buffer zone to BCW & w/in the estimated habitat of rare & endangered species. An 1866.2 KW ground mounted

solar photovoltaic system is proposed in the buffer zone to BVW w/ work associated w/ the project requiring alterations in areas of the buffer zone right up to the edge of the BVW. The Town Bylaw has a 50 ft. no activity zone requirement for commercial projects. The applicant is proposing work w/in the 50 ft. no activity zone, including the removal of trees taller than 10 ft. in height, the construction of stormwater drainage basins, the construction of an access road and a perimeter road around the solar fields. The construction of an access road and a perimeter road around the solar fields, fencing, & grading work. He is recommending that this work not be allowed in the 50 ft. no activity zone & that the 50 ft. setback be held in all areas, except where the access road is proposed to gain access to the back portion of the property. Otherwise, there should be no other associated activities allowed in the 50 ft. no activity zone, including the removal of large trees. The project should be scaled back to the extent needed to meet the setback. The alterations in the 50 ft. no activity zone would be significant. Due to weather conditions, the site evaluation for this project, including the completion of the review of the wetland line, has not been possible. Also, comments have not been received from the NHESP at this time. No DEP file number has been received. He recommends a continuance of the hearing for revised plans, review & approval of the wetlands lines, comments from NHESP, & a DEP file number.

Lengthy discussion ensued re: revising the plan, wetlands, etc.

MOTION: Ms. Slavin moved to continue the public hearing for Amelia Tracy/Renewable Generation (MA) LLC to April 15, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

H. NOI -- Scott Brown/Brownbuilt Construction Corp., c/o Webby Engineering, Inc.

The public hearing notice was read into the record.

Present before the Commission: Joe Webby, Webby Engineering

Mr. Pichette described the project. The property is located at 2 Pond View Terrace. The project involves land clearing, landscaping, & vista pruning associated w/ the construction of a single family dwelling in the buffer zone to a BVW. Tree clearing & landscaping is proposed in the buffer zone to a BVW along Tremont Pond. This work will be 50 ft. from the edge of the wetland. The proposed dwelling, driveway, & septic system would be outside the buffer zone to the BVW. Also proposed is vista pruning between the limit of clearing & the wetland. He recommends that this work be very limited & not allowed w/in 30 ft. no activity zone. Haybales would be placed along the limit of work line. No grade changes are proposed. No DEP file number has been received. He recommends this hearing be continued.

MOTION: Ms. Slavin moved to continue the public hearing for Scott Brown/Brownbuilt Construction Corp. to March 18, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

A. RDA – James & Deborah Stonefield, c/o Braman Surveying & Associates, LLC

No-one came before the Commission to represent the applicant.

MOTION: Ms. Slavin moved to continue the public hearing for James & Deborah Stonefield to March 18, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

B. NOI – AT&T Mobility, c/o Ecosystem Solutions, Inc. – SE76-2335

Present before the Commission: Michael Doland
Scott Adams

Mr. Pichette described the project. The property is located at 2 Warr Avenue. The project involves the construction of a communications tower in the buffer zone to a coastal bank & w/in a coastal flood zone. A 100 ft. monopole cell tower is proposed in the buffer zone to the top of a coastal bank & w/in coastal flood zone AE elevation 14. A 40x40 ft. enclosed area is to be constructed which would have a crushed stone surface. The platform for the tower would be w/in the enclosed area. An access road to the enclosed area is also proposed. A DEP file number has been received. A revised plan has been submitted showing some changes to the proposed access road to the tower enclosure. This still proposes work w/in the 50 ft. no activity zone. If the alteration is over 2500 sq. ft., then the setback should be 50 ft. to the coastal bank. Alternative access is available, but the property owner does want to give up boat storage space to accommodate that access. He recommends against new alterations w/in the 50 ft. no activity zone. Discussion ensued.

MOTION: Ms. Slavin moved to close the public hearing for AT&T Mobility. Mr. Carboni seconded.

VOTE: Unanimous(4-0-0)

MOTION: Ms. Slavin moved to grant a _____ ????????for AT&T Mobility. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

C. ANRAD – Amelia Tracy/Renewable Generation (MA) LLC, c/o G.A.F. Engineering, Inc. – SE76-2334

Present before the Commission: Bill Madden, G.A.F. Engineering, Inc.
Amelia Tracy

Mr. Pichette described the project. The property is located at 127R Marion Road. The project involves the construction of a solar energy project in the buffer zone to the BVW & w/in the estimated habitat of rare & endangered species. An 1566.2 KW ground mounted solar photovoltaic system is proposed in the buffer zone to BVW w/ work associated w/ the project requiring alterations in areas of the buffer zone right up to the edge of the BVW. The Town Bylaw has a 50 ft. no activity zone requirement for commercial projects. The applicant is proposing work w/in the 50 ft. no activity zone, including the removal of trees taller than 10 ft. in height, the construction of stormwater drainage basins, the construction of an access road & a perimeter road around the solar fields, fencing, & grading work. He asked that this work not be allowed in the 50 ft. no activity zone & the 50 ft. setback be held in all areas except where the access road is proposed to gain access to the back portion of the property. Otherwise, there should be no other associated activities allowed in the 50 ft. no activity zone, including the removal of large trees. The project should be scaled back to the extent needed to meet this setback. The alterations in the 50 ft. no activity zone would be significant. Due to weather conditions, the site evaluation for this project, including the completion of review of the wetland line has not been possible. Lengthy discussion ensued.

MOTION: Ms. Slavin moved to continue the public hearing for Amelia Tracy/Renewable Generation (MA) LLC to April 15, 2015. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

- VI. EXTENSION REQUESTS
- VII. ENFORCEMENT ORDERS
- VIII. CERTIFICATES OF COMPLIANCE
- IX. ANY OTHER BUSINESS/DISCUSSION

A. Discussion: Buzzards Bay Coalition – Weweantic Ridge Conservation Area

Present before the Commission: Allen Becca

Discussion ensued re: a CR (Conservation Restriction) for the Weweantic Ridge Conservation Area.

MOTION: Ms. Slavin moved to approve a Conservation Restriction for the Weweantic Ridge Conservation Area. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

B. Discussion: Conservation Restriction/Stewardship

C. Discussion: Bill

D. Discussion: Wetland Bylaw

X. ADJOURNMENT

MOTION: Ms. Slavin moved to adjourn the meeting at 9:22 P.M. Mr. Carboni seconded.

VOTE: Unanimous (4-0-0)

Date signed: 4/15/15

Attest: San S Slavin
John Connolly, Chairman vice chair
WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: ~~5~~ 5/6/15