

MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION

Date of Meeting: February 6, 2019

I. CALL MEETING TO ORDER

The meeting was called to order at 7:21 P.M.

II. ROLL CALL

Members Present: Sandy Slavin, Chair
Ken Baptiste
Mary Taggart
Joe Leggett
David Pichette, Agent

Members Absent: Mark Carboni, Associate
Jim Smith
Elissa Heard
Robert Lassen

III. PRELIMINARY BUSINESS

IV. PUBLIC HEARINGS

A. RDA – Raymond & Joan Barros

The public hearing notice was read into the record.

Present before the ConCom: Steve Gilbert, SFG Engineers

Mr. Pichette described the project. The property is located at 11 Fifteenth Street in Onset. The project involves installing a concrete foundation under a portion of an existing cottage in the buffer zone to a coastal bank. An 11x14 foundation will be installed under a portion of the existing cottage & this will be 80 ft. from the top of the coastal bank. The foundation will be a poured concrete foundation. The coastal bank is on the other side of Fifteenth St. from where the cottage is. The site is flat & there are no grade changes proposed. An erosion control barrier is proposed around the work area. He recommended the issuance of a Negative Determination #3 for the project.

MOTION: Mr. Leggett moved to close the public hearing for Raymond & Joan Barros. Ms. Taggart seconded.

VOTE: Unanimous (4-0-0)

MOTION: Mr. Leggett moved to grant a Negative Determination #3 for Raymond & Joan Barros. Ms. Taggart seconded.

VOTE: Unanimous (4-0-0)

B. Amended OOC – Buzzards Bay Coalition, Inc., c/o G.A.F. Engineering, Inc.

Present before the ConCom: Brian Grady, G.A.F. Engineering, Inc.
Mike Robotham, The Valle Group

The public hearing notice was read into the record.

Mr. Pichette described the project. The property is located at the Onset Bath House, 0 West Blvd. This application is to request an amendment to an OOC to allow a plan change to the project. The original OOC was for the removal of the Onset Bath House structure & for the construction of the proposed Onset Bay Center. This request is to amend the project plan to allow for several plan changes. One of the changes is to relocate the proposed water line for the new structure so that instead of coming in from the Onset Pier, it would come from South Blvd. across the upland area as shown on the plan. It is also proposed to use this same pathway to bring materials into the site as needed during the construction process. An underground electric line would also be installed in a separate trench as shown on the plan. There is also a request to be able to temporarily locate a crane on the beach in front of the bathhouse structure. Construction mats would be placed on the beach for the crane to drive on. The crane would be removed at the end of the work day & parked on the Town Pier. The crane would be needed for 4-5 days towards the beginning of the project & then for another 4-5 day stretch later in the project.

Also proposed is to be able to temporarily stockpile materials on the Town Pier during the construction process in the area designated on the plan. This would be on the existing paved surface. Also proposed is to install a temporary propane tank w/in the work area to provide fuel for heat during the construction process. Alterations to the grass areas &/or walkways resulting from these changes will be restored as part of the completion of the project. The proposed changes are not significant in terms of the work that has already been approved & impacts to wetland resource areas. He recommended the issuance of an Amended OOC to allow the proposed changes to proceed w/ the conditions previously issued & the added condition that grass areas &/or walkways that are altered due to activities associated w/ the plan changes be restored as part of the completion of the project.

Mr. Grady added the rinse/shower station will be relocated to the area shown on the plan not attached to the building. To address the concern, he proposed saw cutting the concrete slab to get the water line in & when the station is erected, put a drywell in. Mr. Pichette asked re: the nature of things under the concrete slab. Mr. Robotham stated during excavation, they have found just sand underneath. Mr. Pichette expressed concern re: what will happen underneath where the water will be washing out. Brief discussion ensued. Mr. Robotham stated the tide comes up to that point anyway & he doesn't think there will be any more impact than there

already is & he noted there will be a drywell. Mr. Grady spoke re: the drywell & he doesn't feel there will be any washout.

Mr. Grady stated he can provide an updated narrative & detailed spec. sheet of the flow well.

MOTION: Mr. Leggett moved to close the public hearing for Buzzards Bay Coalition, Inc. Ms. Taggart seconded.

VOTE: Unanimous (4-0-0)

MOTION: Mr. Leggett moved to grant the Amended OOC for Buzzards Bay Coalition, Inc. w/ the conditions that were previously issued & the added condition that grass areas &/or walkways that are altered due to activities associated w/ the plan changes be restored as part of the completion of the project & receipt of a more detailed report on the shower station. Mr. Baptiste seconded.

VOTE: Unanimous (4-0-0)

C. NOI – Borrego Solar Systems, Inc., c/o Beals & Thomas, Inc.

The public hearing notice was read into the record.

Present before the ConCom: Zack Farcus, Borrego Solar Systems, Inc.
Stacey Minihan, Beals & Thomas

Mr. Pichette described the project. The property is located at 299 Farm to Market Road. The project involves the installation of a solar array w/in the buffer zone to BVW & to an inland bank. A 3.5 MW solar array is proposed w/in the buffer zone to existing cranberry bogs. Clearing work for the project w/in the buffer zone has already been done at the site w/out an OOC. At this point, the site of the proposed array is already cleared. The proposal shows some of the work for the project to be located w/in the 50 ft. no activity zone to the bog. He recommended revisions to the plan to remove the elements of the project from being w/in the 50 ft. no activity zone, w/ the exception of the underground electrical lines that will be installed w/in the existing bog roads. The project is to be reviewed by the Town's engineer. That review has not been completed at this point. A DEP file number has not been issued at this time. He recommended a continuance of the hearing to the next meeting for the Town's Engineer's review & for the DEP file number.

Ms. Minihan discussed meeting w/ Ms. Slavin & Mr. Pichette at the site. She is waiting to hear back re: the tree clearing. She spoke re: requesting a waiver for the 50 ft. no activity zone to a cranberry bog. Mr. Farcus will look at the plan further once they receive the Town Engineer's comments & any other comments & incorporate everything in one revised plan.

Ms. Minihan displayed a map of the area & an overview of the project.

Brief discussion ensued re: what is w/in the 50 ft. no activity zone now, clearing that was already done & trenching.

MOTION: Mr. Leggett moved to continue the public hearing for Borrego Solar Systems, Inc. to February 20, 2019. Mr. Baptiste seconded.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

A. RDA – Robert & Maryellen Stone

Present before the ConCom: Robert Stone
Maryellen Stone
Michael Sylva, MJS Architecture

Mr. Pichette described the project. The property is located at 12 Canedy Street in the Rose Point area. The project involves the demolition of an existing dwelling & the reconstruction of a new dwelling along a coastal bank, w/in the riverfront area of the Weweantic River & w/in a coastal flood zone. The existing dwelling is very near the top of the coastal bank. The footprint would be significantly larger & would result in a new project w/in the 30 ft. no activity zone to the coastal bank. At the last meeting, different ideas were discussed which all ultimately would require a filing of an NOI. A new plan has been submitted w/ more detail.

Mr. Sylva discussed the revised plan details. Discussion ensued.

MOTION: Mr. Baptiste moved to close the public hearing for Robert & Maryellen Stone. Ms. Taggart seconded.

VOTE: Unanimous (4-0-0)

MOTION: Mr. Baptiste moved to grant a Positive Determination #3 & #5 for Robert & Maryellen Stone. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

B. NOI – Mercedes Brum, c/o McKinnon & Keese Eng. – SE76-2517

This application was not handled.

VI. EXTENSION REQUESTS

VII. ENFORCEMENT ORDERS

- A. Kristen Tobia-Simmons – Jordan Road**
- B. Sharon McDuffy – 58 Fearing Hill Road**
- C. David Broderick – 14 Widows Cove Lane**

There are no new updates to these items.

NOTE: Mr. Pichette stated he & Ms. Slavin stopped by a site on Prospect Street for Mr. Caridimos relative to the retaining wall. Issues have been corrected & a challenging project.

VIII. CERTIFICATES OF COMPLIANCE

A. Alan Hesse – 11 Broadmarsh Avenue

Mr. Pichette stated this was a project for a demolition of a house & construction of new house & a retaining wall. The retaining wall had to be reconstructed per the ConCom. The project has now been completed per the plan.

MOTION: Mr. Leggett moved to grant a Certificate of Compliance to Alan Hesse – 11 Broadmarsh Avenue. Ms. Taggart seconded.

VOTE: Unanimous (4-0-0)

IX. ANY OTHER BUSINESS/DISCUSSION AND/OR VOTE

A. Discussion: MACC Annual Conference

Mr. Pichette stated if anyone is interested in attending, please contact him.

B. Discussion: Enos/Winship, LLC – Burgess Point

C. Discussion: Reappointments

D. Discussion: Conservation Restriction/Stewardship

E. Discussion: Bills

X. ADJOURNMENT

MOTION: Mr. Baptiste moved to adjourn the meeting. Mr. Leggett seconded.

VOTE: Unanimous (4-0-0)

Date signed: 5/15/19

Attest: SSS Slavin

Sandy Slavin, Chair

WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: 5/16/19