

## **MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION**

**Date of Meeting: January 18, 2017**

### **I. CALL MEETING TO ORDER**

The meeting was called to order at 7:00 P.M.

### **II. ROLL CALL**

Members Present: Sandy Slavin, Chair Pro Tem  
Joe Leggett  
Elizabeth Lydon  
Mary Taggart  
Jim Smith (Arrived at 7:10 P.M.)  
Dave Pichette, Agent

Members Absent: Ken Baptiste  
Mark Carboni, Associate Member  
Elissa Heard

### **III. PRELIMINARY BUSINESS**

A. Approve meeting minutes: July 6, 2016, December 6, 2016, December 21, 2016, & January 4, 2017

**MOTION: Ms. Lydon moved to approve the minutes of July 6, 2016. Mr. Leggett seconded.**

**VOTE: (3-0-1)**

**MOTION: Ms. Lydon moved to approve the minutes of December 6, 2016. Mr. Leggett seconded.**

**VOTE: Unanimous (4-0-0)**

**MOTION: Ms. Lydon moved to approve the minutes of December 21, 2016. Mr. Leggett seconded.**

**VOTE: Unanimous (4-0-0)**

**MOTION: Ms. Lydon moved to approve the minutes of January 4, 2017. Mr. Leggett seconded.**

**VOTE: Unanimous (4-0-0)**

**IV. PUBLIC HEARINGS**

**A. RDA – Linda Reisner, c/o CEF Building, LLC**

Present before the Commission: Charles Fontaine

A site inspection was made at 10 Pine Tree Drive. The project involves the construction of an addition in the Buffer Zone to a Coastal Bank. A 12x14' addition to the existing dwelling is proposed 73' to the top of the Coastal Bank which is a seawall. The Commission recently approved other work on this site under a separate determination which included deck reconstruction and fence work. The addition is on the side of the house in the existing lawn area. Hay bales will be placed between the work and the resource area. No grade changes are proposed. Mr. Pichette recommended the issuance of a Negative Determination #3 for the project.

**MOTION: Ms. Lydon moved to close the public hearing for Linda Reisner. Ms. Taggart seconded.**

**VOTE: Unanimous (5-0-0)**

**MOTION: Ms. Lydon moves to grant a Negative #3 Determination for Linda Reisner. Ms. Taggart seconded.**

**VOTE: Unanimous (5-0-0)**

**B. NOI – Michael & Nancy Martin, c/o Environmental Consulting & Restoration, LLC**

Present before the Commission: Brad Holmes, Environmental Consulting & Restoration  
Michael Martin, Homeowner

A site inspection was made at 10 Sunset Avenue. The project involves the demolition of an existing dwelling and the construction of a new dwelling, landscaping work, reconstruction of existing stairway, reconstruction of a deck, and adding weep holes to the existing seawall, in the buffer zone to a Coastal Bank and Coastal Beach. The existing dwelling, 22'x52', is to be removed and a new 23'x60' dwelling constructed in the same general area though the new dwelling is being extended closer to the Coastal Bank. The lot is very small and the dwelling, decks and driveway occupy a large portion of the lot. The top of the Coastal Bank line is the 14'

contour shown on the plan. The construction of the dwelling would be 5' from the top of the Coastal Bank. Proposed landscaping work would involve the replacement of an existing telephone pole, retaining wall and the construction of a new block wall in the same location and plantings on the Coastal Bank according to the submitted planting scheme. The initial planting scheme showed non-native plant species, but has since been modified to include only native plant species. At the site visit there were several issues discussed and additional detail requested regarding some of the proposed work items. The applicant's consultant has responded to the issues in question, but still has not provided enough detail in terms of alterations to the seawall. Mr. Pichette recommended the plan details be submitted for the seawall modifications and the stairway work. He also recommended the new dwelling be scaled back away from the coastal bank line. It is proposed to cut down a large Norway Maple at the top of the coastal bank and to limb other trees to accommodate the proposed dwelling. A DEP file # was received. There was an error in the legal ad for this hearing which will have to be re-advertised. It is also the understanding of the Commission that the project will also require a Special Permit, which has not been applied for at this time. Mr. Pichette recommended the hearing be continued for the additional details requested, the correction of the legal ad, and the application to the Zoning Board of Appeals for the Special Permit.

**MOTION: Ms. Lydon moved to continue the hearing for Michael & Nancy Martin to February 1, 2017. Ms. Taggart seconded.**

**VOTE: Unanimous(5-0-0)**

**C. NOI – Michael Silvestro/Silvestro Construction, c/o G.A.F. Engineering, Inc. – SE76-2424**

Present before the Commission: Bob Rogers, G.A.F. Engineering, Inc.

A site inspection was made at 9 Cedar Island Road. The project involves the removal of a portion of an existing deck and the construction of an addition to an existing dwelling within the buffer zone to a Coastal Bank and within a Coastal Flood Zone. A 16'x22' addition with attached deck is proposed approximately 45' from the edge of an existing seawall and within flood zone VE-18. The proposed addition will be supported on 11' big foot sono tubes. The addition will be within existing landscaped yard area. Also proposed is to remove an existing brick walkway and replace it with a new brick walkway in the new configuration shown. Hay bales will be installed between the work and the resource areas. A dewatering basin is also shown on the plan in the event that dewatering is needed. Mr. Pichette recommended the dewatering basin be moved further away from the resource area. A DEP file # has been received. He further recommended the issuance of an Order of Conditions with the standard

conditions and the added condition that the dewatering basin be relocated further from the resource area, possibly in the location of the shed to be removed.

Mr. Rogers stated they can move the dewatering basin.

**MOTION: Ms. Lydon moved to close the public hearing for Michael Silvestro/Silvestro Construction. Mr. Smith seconded.**

**VOTE: Unanimous (5-0-0)**

**MOTION: Ms. Lydon moved to grant an Order of Conditions with standard conditions and the added conditions that the dewatering basin be moved and all debris be removed from the site for Michael Silvestro/Silvestro Construction. Mr. Smith seconded.**

**VOTE: Unanimous (5-0-0)**

**D. NOI – Greg Glavin/Brewer Onset Bay Marina, c/o G.A.F. Engineering, Inc.**

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

A site inspection was made at 3 Green Street. The project involves the reconstruction of a foundation footing within the buffer zone to a Coastal Bank and within a Coastal Flood Zone. A foundation wall 235 feet in length is to be removed and replaced with a new combination footing and foundation wall. This work will be right up against the wetland and within Coastal Flood Zone AE el 16 and VE 19. Wooden matts will be placed on the ground to traverse the wetland. Erosion control will be placed between the edge of the matts and the wetland. A small machine such as a mini excavator will be used to do the excavation work. Foundation will be a poured concrete foundation. Concrete will be pumped in. Any disturbance to the wetland should be temporary in nature. The work will be in the same footprint as the existing. There are pilings, debris, and trash within the proposed 10' work area. Pilings will need to be removed. Mr. Pichette recommended all other trash and debris be removed and discarded. A DEP file # has been received. He further recommended the issuance of the Order of Conditions with the standard conditions and the added condition for trash removal.

Present before the Commission: An abutter

The abutter stated he does not oppose the project.

**MOTION: Ms. Lydon moved to close the public hearing for Greg Glavin/Brewer Onset Bay Marina. Ms. Taggart seconded.**

**VOTE: Unanimous (5-0-0)**

**MOTION:** Ms. Lydon moved to grant the Order of Conditions with standard conditions and the added condition that all debris be removed from the site for Greg Glavin/Brewer Onset Bay Marina. Ms. Taggart seconded.

**VOTE: Unanimous (5-0-0)**

**V. CONTINUED PUBLIC HEARINGS**

**A. NOI – Frank Adrean, Nanumett Shores Improvement Assoc., c/o G.A.F. Engineering, Inc. – SE76-2413**

The applicant has requested a continuance to February 1, 2017.

**MOTION:** Ms. Lydon moved to continue the public hearing for Frank Adrean, Nanumett Shores Improvement Assoc. to February 1, 2017. Ms. Taggart seconded.

**VOTE: Unanimous (4-0-0)**

**VI. EXTENSION REQUESTS**

**VII. ENFORCEMENT ORDERS**

**VIII. CERTIFICATES OF COMPLIANCE**

**IX. ANY OTHER BUSINESS/DISCUSSION**

- A.** Discussion: Conservation Restriction/Stewardship
- B.** Discussion: Bills
- C.** Discussion: Appointments
- D.** Tree Cutting Policy

Mr. Pichette had put together a draft re: tree cutting concerning what the Commission had previously discussed. He presented the draft so the Commission could review and modify the document.

**X. ADJOURNMENT**

**MOTION:** Ms. Lydon moved to adjourn the meeting at 8:46 P.M. Ms. Taggart seconded.

**VOTE: Unanimous (5-0-0)**

Date signed: \_\_\_\_\_

Attest: \_\_\_\_\_

Sandy Slavin, Chairman Pro Tem  
WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: \_\_\_\_\_