

## **MINUTES OF WAREHAM CONSERVATION COMMISSION**

**Date of Meeting: August 2, 2017**

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

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

### **II. ROLL CALL**

Members Present: Sandy Slavin, Clerk Pro Tem  
Joe Leggett  
Mary Taggart  
Jim Smith  
David Pichette, Agent

Members Absent: Ken Baptiste  
Elizabeth Lydon  
Elissa Heard  
Donald Rogers  
Robert Lassen, Associate Member  
Mark Carboni, Associate Member

### **III. PRELIMINARY BUSINESS**

#### **A. Approve meeting minutes: October 5, 2016 & June 7, 2017**

**MOTION: Mr. Leggett moved to accept the meeting minutes of October 5, 2016. Mr. Smith seconded.**

**VOTE: (3-0-1)  
Ms. Taggart abstained**

**MOTION: Mr. Leggett moved to approve the meeting minutes of June 7, 2017. Mr. Smith seconded.**

**VOTE: (3-0-1)  
Ms. Slavin abstained**

**NOTE: The meeting proceeded with item V. Continued Public Hearings – A. Garry Buckminster/Wareham Harbormaster/Shellfish Dept., c/o the Nature Conservancy – SE76-2432.**

The applicant has requested a continuance.

**MOTION:** Mr. Leggett moved to continue the public hearing for Garry Buckminster/Wareham Harbormaster/Shellfish Dept. to September 6, 2017. Ms. Taggart seconded.

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

**NOTE:** The meeting proceeded w/ item VIII. Certificates of Compliance.

**A. Margaret Saunders – 27 Over Jordan Road**

Mr. Pichette stated this project involved the construction of decks & installation of a septic system. The project has been completed according to the order of conditions.

**MOTION:** Mr. Leggett moved to grant a Certificate of Compliance to Margaret Saunders. Ms. Taggart seconded.

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

**B. Dos Amigos Realty, LLC – 1130 Main Street**

Mr. Pichette stated he would like to hold off on this matter at this time. Upon site review, he has found some outstanding items.

**NOTE:** Mr. Pichette noted correspondence in the member packets re: comment letter dealing w/ the Century Bog restoration. The Commission already issued an OOC for this project which included conditions to receive these types of comments.

Brief discussion ensued re: any reappointments to the Commission.

Mr. Pichette asked the Commission members email any comments to him re: the Master Plan (as presented by Town Planner, Ken Buckland). Mr. Buckland would like comments by August 9, 2017. Brief discussion ensued.

**IV. PUBLIC HEARINGS**

**RDA – Stephen Belcher**

The public hearing notice was read into the record.

Present before the Commission: Stephen Belcher

Mr. Pichette stated a site inspection was made at 15 Mead Street. The project involves the construction of an addition and farmers porch within a coastal flood zone. A 12x21 three-season room addition & a farmers porch is proposed w/in flood zone AE, el. 15. The addition would have a foundation & the porch would be supported on sono tubes. The Commission had previously reviewed & approved a separate utility room addition at this site. The work is not

w/in the buffer zone to any other resource areas. No grade changes are proposed. Mr. Pichette recommends the issuance of a Negative Determination #2 for this project.

**MOTION: Mr. Leggett moved to close the public hearing for Stephen Belcher. Ms. Taggart seconded.**

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

**MOTION: Mr. Leggett moved to grant a Negative Determination #2 for Stephen Belcher. Ms. Taggart seconded.**

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

**RDA – Nathan Maxim, Jr., 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 stated a site inspection was made at 1108 Main Street. The project involves the installation of a driveway & associated site work w/in the buffer zone to bordering vegetated wetlands. A driveway, site work & the installation of underground utilities associated w/ the construction of a single family dwelling are to be constructed w/in 38' of the BVW that exists on the opposite side of Main Street from the subject lot. The dwelling, garage, & septic system would be outside the buffer zone to the BVW. The lot had already been cleared. He questioned what the proposed surface of the driveway will be. He stated the driveway should be pitched so it doesn't run off into the street. He recommended the issuance of a Negative Determination #3 for the project.

Mr. Grady stated at this time, the surface for the driveway has yet to be determined. The grading will be away from the road.

Discussion ensued re: the clearing of the lot that has been done already.

**MOTION: Mr. Leggett moved to close the public hearing for Nathan Maxim. Mr. Smith seconded.**

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

**MOTION: Mr. Leggett moved to grant a Negative Determination #3. Ms. Taggart seconded.**

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

**RDA – Brian Madden & Susan Gaffney, 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 stated a site inspection was made at 73 Main Avenue in Onset. The project involves the construction of an addition & grading work w/in the buffer zone to a coastal bank w/in flood zone AE, el 14. Some of the grading will also be w/in the buffer zone to a coastal bank which is on the opposite side of Main Avenue. There will also be some slight grading around the existing structure & proposed addition. The site is flat & w/ Main Avenue separating the work from the resource area, he recommends a Negative Determination #2 for the project.

Mr. Grady added that the grading is to elevate the ground to eventually remove the structure from the flood zone.

**MOTION: Mr. Leggett moved to close the public hearing for Brian Madden & Susan Gaffney. Mr. Smith seconded.**

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

**MOTION: Mr. Leggett moved to grant a Negative Determination #2 for Brian Madden & Susan Gaffney. Mr. Smith seconded.**

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

**NOI – Rose Ann Dalbec, c/o McKinnon & Keese Engineering – SE76-2437**

The public hearing notice was read into the record.

Present before the Commission: Sandy Keese, McKinnon & Keese Engineering  
Rose Ann Dalbec

Mr. Pichette stated a site inspection was made at 2 Carmichael Way. The project involves the upgrading a septic system in the buffer zone to Blackmore Pond. An existing cesspool is to be replaced w/ a new Title V denitrification system. The new leach field will be 50 ft. from the edge of the pond. The system will have a raised leach field w/ a 12-14 ft. high retaining wall around it. The site is relatively flat & there are no grade changes proposed other than the septic field. He questioned if encountering groundwater during the system installation is anticipated. Site fence is proposed between the work & the pond. He recommended both haybales & silt fence between the work & the pond. A DEP file number has been received. He recommended the issuance of the OOC w/ the standard conditions & the requirement of haybales & silt fence.

Ms. Keese clarified that the wall will be a fieldstone wall. She updated the Commission on the Board of Health meeting re: this same application. The project has been approved by the BOH. Brief discussion ensued re: if notice was sent to the abutters re: this ConCom meeting.

Present before the ConCom: Paul Clowen

Mr. Clowen stated Ms. Dalbec's property abuts her property & he did receive notice & attending the BOH meeting.

Brief discussion again ensued re: the ConCom obtain a copy of the hearing notice to abutters sent by the engineer.

**MOTION: Mr. Leggett moved to close the public hearing for Rose Ann Dalbec. Ms. Taggart seconded.**

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

**MOTION: Mr. Leggett moved to grant an Order of Conditions w/ standard conditions plus the added conditions that haybales & silt fence be utilized & use of a copher dam & haybales if there is a need for dewatering & further, contingent upon receipt of the hearing notice to abutters. Ms. Taggart seconded.**

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

**V. CONTINUED PUBLIC HEARINGS**

- A. Garry Buckminster/Wareham Harbormaster/Shellfish Dept., c/o the Nature Conservancy – SE76-2432 (DONE)**

**VI. EXTENSION REQUESTS**

**VII. ENFORCEMENT ORDERS**

**VIII. CERTIFICATES OF COMPLIANCE**

- A. Margaret Saunders – 27 Over Jordan Road (DONE)**  
**B. Dos Amigos Realty, LLC – 1130 Main Street (DONE)**

**IX. ANY OTHER BUSINESS/DISCUSSION**

- A. Discussion: Reappointments**  
**B. Discussion: Conservation Restriction/Stewardship**  
**C. Discussion: Bills**  
**D. Discussion: Appointments**

**X. ADJOURNMENT**

**MOTION: Mr. Leggett moved to adjourn the meeting. Ms. Taggart seconded.**

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

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

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

Sandy Slavin, Chairman Pro Tem  
WAREHAM FINANCE COMMITTEE

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