

WAREHAM CONSERVATION COMMISSION AGENDA WEDNESDAY, January 5, 2022 6:30

MEMBERS PRESENT: Sandy Slavin, Ron Besse, Michael Mercier, Kwame Bartie, Carol Malonson, , Agent - Dave Pichette

MEMBERS ABSENT: Elissa Heard, Denise Schulz

PUBLIC HEARINGS

SE76-2719 NOI – Town of Wareham, % Bill Madden, G.A.F. Engineering, Inc. – Lot 1025, Hynes Field

DAVE PRESENTED PROJECT: To redevelop parking lot at Hynes Field within the buffer zone to bordering vegetative wetlands and within a coastal flood zone AE, elevation 14. Improvements consist of installation of pavement, curbing, landscaping, lighting, signage and a vegetative filter strip. There is concern with the stormwater runoff at this site, the proposed plan does not meet requirements for a new development and will need to be altered to comply with bylaws.

Motion made and seconded to continue to 1/19. Approve: 5-0-0 To prepare a revised plan to meet stormwater requirements for a new development.

SE76-2717 NOI – Warren QOZB, LLC, Bill Madden c/o G.A.F. Engineering, Inc. – 59 Main Street

DAVE PRESENTED PROJECT: The construction of a restaurant with deck, an open pavilion, a commercial/ retail building, parking lot, landscaping and utilities within a riverfront area and coastal flood zone AE, elevation 17. This project includes a 65x100 ft restaurant with attached 25x60 ft deck, 26x66 ft pavilion, and 1,200 sq. ft. building. Parking lot to include 46 spaces to comply with parking requirements for the marina and proposed restaurant and retail building. Site plan still needs to be reviewed by the town's consulting engineer. Sandy and several other residents have concerns over plans missing a walkway from the restaurant and pavilion area to the boat docks to allow customers to bring carts and belongings down to their boats. Recommendation made to add a walkway to the revised plan.

Motion made and seconded to continue to 1/19. Approve: 5-0-0 Continued until the town's consulting engineer completes review of the project and provides comments.

SE76-2718 NOI – Richard Kolbert, % Bob Rogers, G.A.F. Engineering, Inc. – 7 Gitchee Gumees Road

DAVE PRESENTED PROJECT: To remove and replace existing retaining walls along a coastal bank, salt marsh and within a coastal flood zone. Existing brick retaining walls and fencing to be removed, two concrete retaining walls to be installed, roughly 45 ft in length. Upper wall to be around 1 ft high and lower wall to be 5 ft high. Upper wall is being used to stabilize the soil around the foundation of the home. Existing brick wall extends past the property line and will be removed entirely, all new work will stay inside the owner's property line. Direct abutter, Amy Worth voiced concerns over disturbance to her property due to the slope of the area where works is being done and requests that any areas of her property that is affected by this project be returned to its original condition and that the existing concrete lot marker be replaced at the owner's expense if disturbed during this project.

Motion made and seconded to close the hearing: Vote 5-0-0

Motion made and seconded to Approve this project with Standing Order of Conditions with the added conditions that if the four drain pipes in the current wall are removed that dry wells be installed to mitigate runoff, any land disturbed on the abutter's property be restored to its original condition and replacement of the lot marker if it is damaged during construction. Vote: Approve 5-0-0

CONTINUED PUBLIC HEARINGS

SE76-2710 NOI – LSE Hydra, LLC, c/o G.A.F. Engineering, Inc. – 36, 44, 48 North Carver Road

Applicant requested continuance to 1/19.

Motion made and seconded to continue to 1/19. Approve: 5-0-0

SE76-2709 NOI – Debra Koshivas, c/o J.C. Engineering, Inc. – 76 Pinehurst Drive

Applicant requested continuance to 1/19.

Motion made and seconded to continue to 1/19. Approve: 5-0-0

SE76-2707 NOI – Mark Connolly, c/o Cape & Island Engineering – Lot 1032-B, Shell Lane

Applicant requested continuance to 2/2.

Motion made and seconded to continue to 2/2. Approve: 5-0-0

SE76-2705 NOI – David Andrade, c/o Field Engineering Co. – 69 Great Neck Road

Applicant requested continuance to 2/2.

Motion made and seconded to continue to 2/2. Approve: 5-0-0

SE76- 2684 NOI – Wareham MA 3, LLC, c/o Atlantic Design Engineers, Inc. – 91 & 101 Fearing Hill Road

Applicant not present.

Motion made and seconded to continue to 1/19. Approve: 5-0-0

SE76-2701 NOI – Wareham PV 1, LLC, c/o VHB – 0 Route 25

Applicant not present.

Motion made and seconded to continue to 1/19. Approve: 5-0-0

EXTENSION REQUESTS

ENFORCEMENT ORDERS

CERTIFICATES OF COMPLIANCE

OTHER BUSINESS

The Conservation Commission discussed and decided on returning to virtual meetings going forward due to the rise in cases of Covid-19 and for the safety of the community.

Discussion: Appointments/Reappointments

Discussion: Conservation Restriction/Stewardship

Discussion: Bills

ADJOURNMENT:

MOTION MADE AND SECONDED TO ADJOURN THE MEETING AT 8:08pm VOTE: 5-0-0

Date Approved: 6/1/22

Sandy Slavin, Chair

WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: 7/14/22

SSS Lu 6-0-0