

MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION

Date of Meeting: September 16, 2020
(Via Zoom Remote)

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL

Members Present: Sandy Slavin, Chair
 Elissa Heard
 Mary Taggart
 Donald Hall
 Jim Smith
 Ron Besse, Associate member
 Carol Malonson, Associate member
 David Pichette, Agent

III. PRELIMINARY BUSINESS

IV. PUBLIC HEARINGS

A. NOI – Susan Dobratz, c/o JC Engineering, Inc. – 17 Pond Edge Trail – W-001-20

The public hearing notice was read into the record.

Present before the ConCom: Brad Bertollo, JC Engineering, Inc.

Mr. Pichette described the project. The property is located at 17 Pond Edge Trail. The project involves the construction of a single family dwelling in the buffer zone to an isolated wetland. Application is being filed under the Town's Wetland Bylaw only. A septic system is also proposed. A DEP file number is not needed. Erosion control will be used.

Discussion ensued re: drainage, fill needed & runoff from property.

MOTION: Mr. Hall moved to close the public hearing for Susan Dobratz. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Hall moved to approve the application of Susan Dobratz under the Town's Wetland Bylaw & for standard conditions to apply. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

B. NOI – James Ciardelli, c/o G.A.F. Engineering, Inc. – 5 Valley Road

The public hearing notice was read into the record.

Present before the ConCom: Brian Grady, G.A.F. Engineering, Inc.

Mr. Pichette described the project. The property is located at 5 Valley Road. The project involves a septic upgrade & construction of a 18x37 ft. deck in the buffer zone to a coastal bank, salt marsh & w/in a coastal flood zone. A DEP file number has been assigned. He recommended a continuance to clarify the coastal bank being closer to the house than is depicted on the plan.

Lengthy discussion ensued re: coastal banks, what classifies as a coastal bank & coastal bank definition.

MOTION: Ms. Heard moved to continue the public hearing for James Ciardelli to October 7, 2020. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

C. NOI – Eversource Energy, c/o Accom – Electrical Easements – SE76-2630

The public hearing notice was read into the record.

Present before the ConCom: Christopher Newhall, Eversource Energy
Jennifer Navarro, Eversource Energy
Fred Slade
Danny Hagan

Mr. Pichette described the project. The project site is w/in an electrical easement between Charge Pond Rd. & Tihonet Rd. The project involves the replacement & expansion of a transmission line w/in riverfront area, bordering land subject to flooding & w/in buffer zone to BVW. Project is being filed as a limited project under the MA Wetlands Protection Act as well. This project will accommodate new solar projects that will tie into the grid. Applicant is requesting a waiver from the 50 ft. no activity zone setback that exists under the Bylaw. Erosion control will be used. A DEP file number has been assigned. He recommended a continuance for updated plans & to discuss the waiver.

Mr. Newhall discussed the project plans & addressed concerns at length. Discussion ensued re: work being proposed in the 50 ft. no activity zone & other areas where work will be done.

MOTION: Ms. Heard moved to continue the public hearing for Eversource Energy to October 7, 2020. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

D. NOI – Karl & Amy Wurst – 11 Priscilla Avenue – SE76-2636

The public hearing notice was read into the record.

Present before the ConCom: Karl & Amy Wurst

Mr. Pichette described the project. The property is located at 11 Priscilla Avenue. The project involves the reconstruction of sections of a retaining wall along White Island Pond. The ConCom previously approved this project, but the OOC expired. A DEP file number has been assigned. He recommended the issuance of an OOC w/ the added condition that no materials or machinery be located in the pond & work to be done on the upland side.

MOTION: Ms. Heard moved to close the public hearing for Karl & Amy Wurst. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Heard moved to grant an Order of Conditions for Karl & Amy Wurst w/ standard conditions & the added conditions that no materials or machinery be located in the pond & work to be done on the upland side. Mr. Hall seconded.

VOTE: Unanimous (5-0-0)

E. NOI – Glenn Priolo, c/o River Hawk Environmental, LLC – 6 Preservation Lane – SE76-2635

The public hearing notice was read into the record.

Present before the ConCom: Bob Rego, River Hawk Environmental, LLC

Mr. Pichette described the project. The property is located at 6 Preservation Lane. The project involves the construction of a pier in Beaver Dam Creek w/in land under the ocean, salt marsh, riverfront area & a coastal flood zone. Harbormaster had no objections. No comments have been received as of yet from Natural Heritage & MDMF. A DEP file number has been assigned. He recommended a continuance.

MOTION: Ms. Heard moved to continue the public hearing for Glenn Priolo to October 7, 2020. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

V. CONTINUED PUBLIC HEARINGS

A. NOI – Glenn Priolo, c/o River Hawk Environmental, LLC – Lot 29, Cromesett Road – SE76-2618

Present before the ConCom: Bob Rego, River Hawk Environmental, LLC

Mr. Pichette described the project. The property is located at Lot 29, Cromesett Rd. The project involves the construction of a single family dwelling, garage & associated utilities w/in buffer zone to BVW. Wetland boundary has changed & is indicated on the revised plan currently. Fill is needed on site. Erosion control will be used & a drywell chamber will be installed. A DEP file number has been assigned. He recommended the issuance of an OOC w/ standard conditions & that no future work encroach the 30 ft. no activity zone.

MOTION: Ms. Heard moved to close the public hearing for Glenn Priolo. Ms. Taggart seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Heard moved to grant an Order of Conditions for Glenn Priolo w/ standard conditions & the added condition that no future work encroach the 30 ft. no activity zone. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

B. NOI – Loan Lacoy, c/o Lockwood Architects – 15 Cleveland Way – SE76-2633

The applicant has requested a continuance.

MOTION: Ms. Heard moved to continue the public hearing for Loan Lacoy to October 7, 2020. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

C. NOI – Borrego Solar Systems, Inc., c/o Beals & Thomas, Inc. – 27 Charge Pond Road – SE76-2612

D. NOI – Borrego Solar Systems, Inc., c/o Beals & Thomas, Inc. – 150 Tihonet Road – SE76-2613

E. NOI – Borrego Solar Systems, Inc., c/o Beals & Thomas, Inc. – 140 Tihonet Road – SE76-2611

MOTION: Ms. Heard moved to continue the public hearings for Borrego Solar Systems, Inc. (27 Charge Pond Rd. & 150 & 140 Tihonet Rd.) to October 7, 2020. Ms. Taggart seconded.

VOTE: Unanimous (5-0-0)

F. NOI – ANRAD – Manuel Demiranda, c/o JC Engineering, Inc. – Lot 1000B3, Cranberry Highway – SE76-2617

Present before the ConCom: Brian Walsh, JC Engineering, Inc.

Mr. Pichette reviewed the wetland delineation on the property & noted changes have been made to the wetland boundary. He recommended approval of the ANRAD.

MOTION: Ms. Heard moved to close the public hearing for Manuel Demiranda. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Heard moved to grant an Order of Resource Delineation for Manuel Demiranda. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

G. NOI – Steven Ramsay – 118-120 Pinehurst Drive – SE76-2634

Present before the ConCom: Steven & Mary Ramsay

Mr. Pichette described the project. The property is located at 118-120 Pinehurst Dr. The project involves the construction of a 28x28 ft. garage & the reconstruction of deck in the buffer zone to a coastal bank. A crushed shell driveway will be installed. Erosion control will be used. A DEP file number has been assigned. He recommended the issuance of an OOC w/ standard conditions & the added condition that all material be kept on upland side.

MOTION: Mr. Hall moved to close the public hearing for Steven Ramsay. Ms. Taggart seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Heard moved to grant an Order of Conditions for Steven Ramsey w/ standard conditions & the added condition that all material be kept on the upland side. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

H. NOI – Edward & Susan Cabral, c/o Alpha Land Survey Group, LLC – SE76-2592

The applicant has requested a continuance to October 21, 2020.

MOTION: Ms. Heard moved to continue the public hearing for Edward & Susan Cabral to October 21, 2020. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

VI. EXTENSION REQUESTS

VII. ENFORCEMENT ORDERS

A. Marcella Ann Holbrook & Wayne G. Leslie – 5 Johnson Street

Present before the ConCom: Marcella Ann Holbrook
Wayne G. Leslie

The homeowners are in the process of getting an application submitted.

B. Ken Keegan – 35 East Boulevard

Town Counsel is in the process of taking legal action.

VIII. CERTIFICATES OF COMPLIANCE

IX. ANY OTHER BUSINESS/DISCUSSION AND/OR VOTE

A. Discussion: Next meeting dates

B. Discussion: Appointment/Reappointments

Four applications have been received for membership.

C. Discussion: Conservation Restriction/Stewardship

D. Discussion: Bills

X. ADJOURNMENT

MOTION: Ms. Heard moved to adjourn the meeting. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

Date signed: 8/18/2021

3-0-2

Attest: SSS

Sandy Slavin, Chair

WAREHAM CONSERVATION COMMISSION

Date copy sent to Wareham Town Clerk: 8/19/21