

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

**Date of Meeting: August 5, 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  
David Hall  
Jim Smith  
David Pichette, Agent

Member Absent: Mary Taggart

### **III. PRELIMINARY BUSINESS**

### **IV. PUBLIC HEARINGS**

#### **A. RDA – Master Millworks, c/o G.A.F. Engineering, Inc. – 55 Charlotte Furnace Road**

The public hearing notice was read into the record.

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

Mr. Pichette described the project. The property is located at 55 Charlotte Furnace Rd. The project involves the construction of a commercial building, parking & stormwater structures which are all outside jurisdictional areas of the Wetland Bylaws. The request for the ConCom to review the project is based on Planning Board requirements. He recommended a Negative Determination #1 & #6.

**MOTION: Ms. Heard moved to close the public hearing for Master Millworks. Mr. Smith seconded.**

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

**MOTION: Ms. Heard moved to grant a Negative Determination #1 & #6 for Master Millworks. Mr. Hall seconded.**

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

#### **B. RDA – Rooftop Power, LLC, c/o Hyrum K. Bond, Rooftop Power, LLC – 53 Maki Way**

The public hearing notice was read into the record.

Present before the ConCom: W. James & Rachel Rawlings

Mr. Pichette described the project. The property is located at 53 Maki Way. The project involves the installation of a small ground mounted solar array in the buffer zone to BVW. The array would be on

helical piles. No tree clearing needed. Erosion control to be used. He recommended the issuance of a Negative #3 Determination.

Discussion ensued re: placement of the array near the 30 ft. no activity zone.

**MOTION: Ms. Heard moved to close the public hearing for Rooftop Power, LLC. Mr. Hall seconded.**

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

**MOTION: Ms. Heard moved to grant a Negative #3 Determination for Rooftop Power, LLC. Mr. Smith seconded.**

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

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

The public hearing notice was read into the record.

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

Mr. Pichette described the project. The property is located at Lot 1000B3 – Cranberry Highway. The project involves the ConCom review a resource area delineation/wetland boundary. Changes to the boundary need to be made. He recommended a continuance of the hearing.

**MOTION: Ms. Heard moved to continue the public hearing for Manuel Demiranda to August 19, 2020. Mr. Hall seconded.**

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

**D. NOI – Kenneth & Claire Geloran, c/o Foresight Engineering, Inc. – 10 Bog Iron Road – SE76-2619**

The public hearing notice was read into the record.

Present before the ConCom: Kenneth Geloran  
Darren \_\_\_\_\_, Foresight Engineering, Inc.

Mr. Pichette described the project. The property is located at 10 Bog Iron Rd. The project involves the construction of an addition in the buffer zone to BVW & a new septic system. Deck & walkway will be removed. Septic is outside the buffer zone. Erosion control will be used. A DEP file number has been assigned. He recommended the issuance of an OOC.

Discussion ensued re: measurements of the addition that have changed. A revised plan is needed to reflect this change.

**MOTION: Ms. Heard moved to close the public hearing for Kenneth & Claire Geloran. Mr. Hall seconded.**

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

**MOTION: Ms. Heard moved to grant an Order of Conditions w/ standard conditions for Kenneth & Claire Geloran & the stipulation that the OOC not be issued until the revised plan is received. Mr. Hall seconded.**

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

**E. NOI– Bob Rego, c/o River Hawk Environmental, LLC – 326 Glen Charlie Road – SE76-2620**

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 326 Glen Charlie Rd. The project involves the construction of a single family dwelling & an associated structures including a sport court in the buffer zone to Glen Charlie Pond. The property is in the estimated habitat for rare & endangered species. No comments have been received as of yet from Natural Heritage. He has not visited the site yet. A DEP file number has been assigned. He recommended a continuance of the hearing.

Brief discussion ensued re: impervious/pervious surfaces on site & runoff.

**MOTION: Ms. Heard moved to continue the public hearing for Bob Rego to August 19, 2020. Mr. Smith seconded.**

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

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

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 Lot 29, Cromesett Rd. The project involves the construction of a single family dwelling & garage in the buffer zone to BVW & w/in a coastal flood zone. The property has a sewer pump station on it. Significant grade changes proposed. Changes need to be made to the wetland line. A DEP file number has been assigned. He recommended a continuance of the hearing.

Brief discussion ensued re: how runoff will be handled.

**MOTION: Ms. Heard moved to continue the public hearing for Glenn Priolo to August 19, 2020. Mr. Hall seconded.**

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

**V. CONTINUED PUBLIC HEARINGS**

**A. RDA – Repurpose Properties, c/o JC Engineering, Inc. – 5 Cliff Avenue**

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

Mr. Pichette described the project. The property is located at 5 Cliff Ave. The project involves the Demolition of an existing dwelling & the construction of a new dwelling w/in a coastal flood zone. He noted the drainage pipe now indicated on the plan. He explained how the existing drain pipe will be abandoned & a new drain line will be put in. He hasn't spoken to the Director of Municipal Maintenance yet & abutters have not seen the revised plan. He recommended a continuance of the hearing.

Discussion ensued re: the drainage system & catch basin.

**MOTION: Ms. Heard moved to continue the public hearing for Repurpose Properties to August 19, 2020. Mr. Smith seconded.**

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

**B. NOI – Duane Nicolau, c/o G.A.F. Engineering, Inc. – 1A Worrell Avenue – SE76-2616**

The applicant has requested a continuance.

**MOTION: Mr. Hall moved to continue the public hearing for Duane Nicolau to August 19, 2020. Ms. Heard seconded.**

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

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

Mr. Pichette has recently reviewed the wetland boundaries on this site & changes need to be made to the plan.

**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**

The applicant has requested continuance of all three hearings.

**MOTION: Mr. Hall moved to continue the public hearings for Borrego Solar Systems, Inc. (27 Charge Pond, 150 & 140 Tihonet Rd.) to August 19, 2020. Ms. Heard seconded.**

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

**VI. EXTENSION REQUESTS**

**VII. ENFORCEMENT ORDERS**

**NOTE: These items to be handled later in the meeting.**

**A. Ken Keegan – 35 East Boulevard**

**B. Boone Ferry – 16 Jobs Island Road**

**VIII. CERTIFICATES OF COMPLIANCE**

**A. Nancy James, Trustee – 22 Allen Avenue**

The project involved construction of a deck. Mr. Pichette recommended approval of the COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance to Nancy James, Trustee = 22 Allen Avenue. Mr. Hall seconded.**

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

**B. Steven Caradimos – 37 Prospect Street**

The project involved a large wall & plantings. Mr. Pichette recommended approval of the COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance for Steven Caradimos – 37 Prospect St. Mr. Hall seconded.**

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

**C. Solbright Solar – Squirrel Island Road**

The project involved a solar project & wetland replication area. Mr. Pichette recommended approval of the COC w/on-going conditions such as, stormwater maintenance, maintenance of the site & debris & materials not be stored on site.

**MOTION: Mr. Hall moved to grant a Certificate of Compliance for Solbright Solar – Squirrel Island Rd. w/ the ongoing conditions that there be stormwater maintenance, maintenance of the site & debris & materials not be stored on site. Ms. Heard seconded.**

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

**D. James Churchill – 5 Lydias Island Road**

The project involved the construction of a single family home. He recommended the issuance of a COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance for James Churchill – 5 Lydia's Island Rd. Mr. Hall seconded.**

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

**E. John J. Nolan – 14 French Avenue**

The project involved the construction of a house. He recommended the issuance of a COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance for John J. Nolan – 14 French Ave. Mr. Hall seconded.**

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

**F. Jeffrey & Kimberly Hobin – 32 Gault Road**

The project involved a septic upgrade. He recommended the issuance of a COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance for Jeffrey & Kimberly Hobin – 32 Gault Rd. Mr. Hall seconded.**

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

**G. Steven Arduielo – 47 Fearing Hill Road**

The project involved a septic upgrade. He recommended the issuance of a COC.

**MOTION: Ms. Heard moved to grant a Certificate of Compliance for Steven Arduielo – 47 Fearing Hill Rd. Mr. Hall seconded.**

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

**NOTE: The meeting went back to item VII. Enforcement Orders.**

**A. Ken Keegan – 35 East Boulevard**

Mr. Pichette stated Mr. Keegan was instructed to remove the shed by a certain date & it was not done. The shed was put on a trailer. He recommended Town Counsel get involved. The Building Inspector is also dealing w/ building permit issues re: Mr. Keegan.

**MOTION: Ms. Heard moved the ConCom seek Town Counsel in the matter of code violations for Ken Keegan – 35 East Boulevard. Mr. Hall seconded.**

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

**B. Boone Ferri – 16 Jobs Island Road**

The owner has contracted w/ JC Engineering, Inc. to draw up an NOI application.

**NOTE: Mr. Pichette explained a violation in Cromesett Park involving a large tarp placed on beach grass. An Enforcement Order will be issued.**

**IX. ANY OTHER BUSINESS/DISCUSSION AND/OR VOTE**

**A. Discussion: Next meeting dates**

**B. Discussion: Appointment/Reappointment**

Discussion ensued with two applicants for Associate membership on the ConCom. The applicants are Ron Besse & Carol Malonson.

**MOTION: Ms. Heard moved to recommend to the BOS to appoint Mr. Besse & Ms. Malonson as Associate members to the ConCom. Mr. Hall seconded.**

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

**C. Discussion: Conservation Restriction/Stewardship**

**D. Discussion: Bills**

**X. ADJOURNMENT**

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

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

**Date signed:** 9/16/2021

**Attest:** S S Slavin

**Sandy Slavin, Chair**

**WAREHAM CONSERVATION COMMISSION**

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