

MINUTES OF MEETING OF WAREHAM CONSERVATION COMMISSION

Date of Meeting: February 7, 2018

I. CALL MEETING TO ORDER

The meeting was called to order at 7:02 P.M.

II. ROLL CALL

Members Present: Ken Baptiste, Chairman
Sandy Slavin
Joe Leggett
Mary Taggart
Jim Smith
Robert Lassen, Associate Member
David Pichette, Agent

Members Absent: Mark Carboni, Associate Member
Elissa Heard

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: October 18, 2017

The minutes will be handled later in the meeting.

NOTE: The meeting proceeded w/ item V. Continued Public Hearings – A. NOI – Richard J. Smith, Trustee.

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

Mr. Bertollo submitted revised plans to the ConCom.

Mr. Pichette described the project. The project site is at 39 Priscilla Ave. The project involves the demolition of an existing dwelling & the reconstruction of a new dwelling in the buffer zone to White Island Pond. An existing 20x38 ft. dwelling w/ associated retaining walls is to be removed & a new 34x44 ft. dwelling w/ attached wrap around deck is proposed 17 ft. from the edge of the pond. There appears to be structures at the site that are off the subject property, for example docks, rip rap retaining walls. There also appears to be an area used as a boat ramp. At the last meeting, Mr. Bertollo explained the status of what these items were. The new septic system will be at the furthest point on the lot from the edge of the pond up by Priscilla Ave, but would still be in the buffer zone 71 ft. from the edge of the pond. At the last meeting, discussion ensued re: proposed work in the 30 ft. no activity zone for a deck. A revised plan has been submitted this evening.

Mr. Bertollo stated they looked at the layout of the original deck in comparison to what was there. They tried to minimize the impact to the 30 ft. no activity zone & also increase the setback to the pond. The orientation of the structure has been revised to allow an access way from the rear deck to the side deck, thus there is a new layout for the deck which he described.

Discussion ensued re: what will be stored under the sunroom. Mr. Bertollo stated there won't be any storage under the sunroom. It is not meant for storage. It will be an access way to the water. Discussion ensued.

Lengthy discussion ensued re: proposed deck & layout.

Discussion ensued re: the structures in the water. Mr. Pichette stated he doesn't believe they are licensed. Mr. Smith stated they were there when he bought the property. Mr. Pichette stated even if the prior owners put the structures in, they are still illegal. He explained the only thing that is permitted now is something (a dock structure) that is elevated & not up against the land base. The structures are not legal & should come out of the water until permitting is done.

MOTION: Ms. Slavin moved to close the public hearing for Richard J. Smith. Mr. Lassen seconded.

VOTE: Unanimous (5-0-0)

MOTION: Ms. Slavin moved to grant an Order of Conditions w/ standard conditions & the added conditions that pervious material be placed underneath the decks, that unpermitted structures be removed and that dock permitting be pursued, as well as removal of the jet ski ramps, for Richard J. Smith. Ms. Taggart seconded.

VOTE: Unanimous (5-0-0)

IV. PUBLIC HEARINGS

A. NOI – Steven Caradimos, c/o N. Douglas Schneider & Associates, Inc. – SE76-2468

The public hearing notice was read into the record.

Present before the ConCom: Dave Duvigne, N. Douglas Schneider & Associates, Inc.
Steven Caradimos

Mr. Pichette described the project. The property is located at 37 Prospect St. The project involves the reconstruction of a deteriorated seawall along a coastal bank & w/in a coastal flood zone. A deteriorated concrete seawall 110 ft. in length is to be removed & reconstructed w/ a redi-rock precast concrete block wall in the same location as the existing wall. Rubble & debris from the wall & stairs are to be removed from the beach and the coastal bank prior to the reconstruction of the new wall. It is proposed that access for equipment & materials will be accomplished by creating a temporary earth grade & gravel ramp from the street to the seawall

area which is 25 ft. below the grade of the street. Once the debris is removed, a crushed stone base will be installed to build the new block wall on. The blocks are 18” high x 46” wide & 21 “deep. Clean gravel & filter fabric will be placed behind the new wall to prevent material from washing through the wall. Once completed, the earthen ramp is proposed to be removed. The land behind the newly constructed wall will be back filled to elevation 7. 180 yds. of fill material will be needed for this task. He recommended an area to be filled be highlighted on the plan. A DEP file # has been received. He recommended a continuance of the hearing for plan revisions & details.

Mr. Duvigne stated he will provide more details on revised plans. He briefly discussed the details he will address in the revised plans, such as dewatering, ramp, & phases of work.

Discussion ensued re: burying non-natural material. Mr. Pichette recommended not doing this. Mr. Lassen suggested pulverizing some of this material. Brief discussion ensued.

Lengthy discussion ensued re: the steepness of the slope going down & how a ramp would be used to access the work area & complications with using a barge.

MOTION: Ms. Slavin moved to continue the public hearing for Steven Caradimos to February 21, 2018. Mr. Leggett seconded.

VOTE: (5-0-0)

NOTE: The meeting proceeded w/ item III. Preliminary Business – A. Approve meeting minutes of October 18, 2017.

MOTION: Ms. Slavin moved to approve the meeting minutes of October 18, 2017 as corrected. Mr. Smith seconded.

VOTE: Unanimous (5-0-0)

V. CONTINUED PUBLIC HEARINGS

- A. NOI – Richard J. Smith, Trustee, c/o JC Engineering, Inc. – SE76-2461 (DONE)**
- B. NOI – MA Department of Transportation, c/o Vanesse Hangen Brustlin, Inc. – SE76-2467 (Not handled).**

VI. EXTENSION REQUESTS

VII. ENFORCEMENT ORDERS

VIII. CERTIFICATES OF COMPLIANCE

IX. ANY OTHER BUSINESS/DISCUSSION

Brief discussion ensued re: who will be attending the BACC meeting.

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

X. ADJOURNMENT

MOTION: Ms. Slavin moved to adjourn the meeting. Ms. Taggart seconded.

VOTE: Unanimous (5-0-0)

Date signed: _____

Attest: _____

Ken Baptiste, Chairman
WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: _____