



# TOWN OF WAREHAM

MEMORIAL TOWN HALL  
54 MARION ROAD  
WAREHAM, MA 02571

## **CONSERVATION COMMISSION**

### ***Notice of Public Hearing***

Amended 4/1/2024

The **WAREHAM CONSERVATION COMMISSION** will hold a meeting under Chapter 131, Section 40 of the general laws of the Commonwealth of Massachusetts Wetlands Protection Act and/or the Town of Wareham Wetlands Protection Bylaw Division VI and any other applicable laws on **Wednesday, April 3, 2024, at 6:00 PM.** All matters listed may involve a discussion and possible vote.

**Location: Wareham Multi-Service Center, 48 Marion Road, Wareham, MA, Room 320.**

#### **Zoom Link:**

<https://us02web.zoom.us/j/85387402955?pwd=NzFNc0NsUzVvQ2JZa1N5cHVxUmZKUT09>

**Meeting ID: 853 8740 2955**

**Passcode: 042547**

**Mobile: +1 646 558 8656 US (New York), +1 301 715 8592 US (Washington DC).**

All hearings of the Wareham Conservation Commission are held simultaneously under the authorities of the Massachusetts Wetlands Protection Act and the Town of Wareham Wetlands Protection Bylaw Divisions VI. Although a single decision of the commission is issued, it represents a separate decision under each authority.

#### **PRELIMINARY BUSINESS**

#### **PUBLIC HEARINGS: 6:00 PM**

##### **Request for Determination of Applicability (RDA)**

1. **Nicole Norris, 25 Bayview Street – RDA-40** - Construction of a sunroom, patio and outdoor shower.

##### **Notice of Intent (NOI)**

1. **David Darling 3031, 3033, 3035, 3039 Cranberry Highway – NOI 49** - Redeveloping the parking area adjacent to Water Wizz Water Park to expand, improve, and reconfigure it to address public safety concerns. The proposed wetland replication is at a 1:1 ratio.

2. **Jason T. Nelson, 8 Over Jordan Road – NOI-50** - Construction and maintenance of a new four-bedroom single-family home on piles with a deck, stairs, elevated A/C and generator units, a Title 5 sewage disposal system, a gravel driveway, associated utilities, and all grading, landscaping, and associated appurtenances.
3. **Jason T. Nelson, 10 Over Jordan Road - NOI-51** - Construction and maintenance of a new four-bedroom single-family home on piles with a deck, stairs, elevated A/C and generator units, a Title 5 sewage disposal system, a gravel driveway, associated utilities, and all grading, landscaping, and associated appurtenances.
4. **Richard England, 4 Over Jordan Road – NOI-52** - Construction and maintenance of a new four-bedroom single-family home on piles with a deck, stairs, elevated A/C and generator units, a Title 5 sewage disposal system, a gravel driveway, associated utilities, and all grading, landscaping, and associated appurtenances. The existing shed will remain.
5. **Richard England, 172 Great Neck Road – NOI-53** - Construction and maintenance of a new four-bedroom single-family home on piles with a deck, stairs, elevated A/C and generator units, a Title 5 sewage disposal system, a gravel driveway, associated utilities, and all grading, landscaping, and associated appurtenances.

### **CONTINUED PUBLIC HEARINGS: 6:30 PM**

#### **Request for Determination of Applicability (RDA)**

#### **Notice of Intent (NOI)**

1. **Prime Engineering, 370 County Road – NOI-17** - To construct a large-scale ground-mounted photovoltaic solar array. (2809)(Continued to March 20, 2024)
2. **Micheal & Liana J. Dancy, 2 Seahorse Lane – NOI-42** – The applicant proposes to demolish a cottage, construct a single-family dwelling, install a septic system and associated utilities, construct a formal driveway, widen the existing gravel roadway and to fill and grade partially within the 100 ft buffer of a Bordering Vegetated Wetland and within Land Subject to Coastal Storm Flowage, Flood Zone VE (e1.20). (Continued to April 3, 2024)
3. **Sandy Beach Association of Point Independence Inc., 14 Cove Street – NOI-33** – Removal of vegetation encroaching into the original beach footprint, due to a lack of maintenance in the past and beach nourishment from High-tide landward. Sands of similar grain size will be utilized. (Continued to April 3, 2024)

### **CLOSED HEARINGS**

1. **Russell McKinnon, 28 Nelson Street – NOI-37** - Raze an existing house at 28 Nelson Street, increase the size of the dwelling by 280 sq ft, and create a 10-ft wide gravel drive. (Continued to March 20, 2024)

## **EXTENSION REQUESTS**

## **CERTIFICATES OF COMPLIANCE REQUESTS**

## **AMENDED ORDER OF CONDITION REQUESTS**

1. **David Gastfriend, 8 Beach Plum Lane – AOOO 4** - Change the location of the wooden stairs accessing the deck and placement of flat stone steps within the existing footpath from the yard to the beach stairs. Department of Environmental Protection number SE076-2777.
2. **PBIA, 114 Pinehurst Drive** – To amend an Order of Conditions issued by the Wareham Conservation Commission Massdep file number 76-2783.

## **ENFORCEMENT ORDERS**

1. **Canedy Street LLC, 4 Canedy Street, Wareham, MA**— Construction of retaining walls and grading within a 100-foot buffer to a Coastal Bank and Salt Marsh.
2. **Eryk Grassie, 50 Shangri-La Boulevard, Wareham, MA**—Demolition, construction, and site work within a 100-foot buffer to Glen Charlie Pond.
3. **37 Pine Lane Drive, Wareham, MA**—Expansion and renovation of a structure and deck, removal of trees within the 100-foot Buffer to Spectacle Pond.
4. **Judith Powell & Patricia Eiland, 71 Onset Avenue, Wareham, MA** – Alterations made in a No Activity Zone, clearing within the jurisdiction of the Conservation Commission.
5. **Discussion: 2530 Cranberry Highway, Wareham, MA** - Compliance with Order of Conditions issued: 7/14/2022 – SE076-2755.

## **OTHER BUSINESS/DISCUSSION AND/OR VOTE/BILLS**

1. **Review and accept minutes** – March 20, 2024.
2. **Bills, Appointments, Interviews, and Reappointments**
3. **Administrative Approvals**
4. **Bylaw Revision Update**
5. **Workshop – Permits – Determination of Applicability (DOA).**
6. **Clean-up of Agawam Mill Pond – Discussion and updates.**
7. **Review of Proposed Regulation changes from MASSDEP**

*Any other Conservation Commission business not reasonably anticipated 48 hours prior to the posting of this meeting.*

Order of: Sandra Slavin, Chairman  
Wareham Conservation Commission  
Publication date: March 28, 2024