



# TOWN OF WAREHAM

MEMORIAL TOWN HALL  
54 MARION ROAD  
WAREHAM, MA 02571

## **CONSERVATION COMMISSION** **Notice of Public Hearing** MEETING AGENDA

Date and Time: May 1, 2024 at 6:00PM

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

### **To join remotely:**

<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).

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, the Town of Wareham Wetlands Protection Bylaw Division VI, and any other applicable laws. 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. All matters listed may involve a discussion and possible vote.

- I. Call to order by the Chair**
- II. Roll Call**
- III. Public Hearings: 6:00 PM**

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

- 1. Pinehurst Beach Association, 114 Pinehurst Drive – RDA-44** - Remove and replace a 4' x 6' deck/egress platform and six steps. The structure will be attached to the existing slab. There will be no earthwork. Debris will be removed from the site at the completion of the job. All work will comply with CMR 20 Mass. State Building Code.
- 2. Grace Lighthouse Fellowship, 2703 & 2703R Cranberry Highway – RDA 42** - Proposed church/place of worship.
- 3. Russell J. Motto, 30 Twelfth Street – RDA-43** - Post Facto approval for reconfigured deck, stoop, landing, and steps.
- 4. Kristin Soby, 6 Riplah Road - RDA-41** - A small extension on the south side will accommodate interior stairs and a landing. The existing exterior stairs, shed, and storage bin on the north side will be replaced with a wood deck.

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

1. **Elise Leduc-Fleming, 120 Cromesett Road – NOI-57** - Resurface a parking area and path with  $\frac{3}{4}$  inch processed gravel to create an ADA-accessible public path to a salt marsh viewing area with bench and split rail fence within the buffer zone to the salt marsh and within a flood zone. The project will also involve minor vista pruning and long-term invasive plant species management.
2. **Cherye Poyant, 16 Old Woods Road - NOI-59** - Install a 3 foot high, 39 foot long, 6x6 wood landscape retaining wall. Replace the existing retaining walls by the back window. Loam and hydroseed the back of the house and install a swale along the property line.

#### **IV. 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 April 17, 2024)
2. **Sandy Beach Association of Point Independence Inc., 14 Cove Street – NOI-33** – Beach nourishment from High-tide landward with sands of similar grain size will be utilized. (Continued to April 17, 2024)
3. **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.
4. **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.
5. **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.
6. **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.
7. **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.
8. **Continental Marina Corp., 3236 Cranberry Highway – NOI-55** - Replace a deteriorated wood bulkhead with a vinyl sheet pile bulkhead. Sheet piles will be vibrated or driven into the ground. An existing concrete boat ramp will be removed,

the area filled and pavement added to match adjacent areas. A wood timber guardrail will be installed. Portions of the parking lot adjacent to the bulkhead will be re-paved.

**V. Amended Order of Condition Request**

**VI. Extension Requests**

**VII. Certificate of Compliance Request**

1. **30 Twelfth Street – SE076-2401**

**VIII. Review of Enforcements**

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. **Discussion: 2530 Cranberry Highway, Wareham, MA** - Compliance with Order of Conditions issued: 7/14/2024 – SE076-2755.

**IX. Report of the Conservation Administrator**

1. **Administrative Approvals**
2. **Bylaw Revision Update**
3. **Workshop – Permits – Notice of Intent (NOI).**

**X. Consent Agenda**

1. **Review and approve minutes – March 20, 2024, April 3, 2024, and April 17, 2024.**
2. **Bills**
3. **Appointments, Interviews, and Reappointments**

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

**XII. Adjournment**

**XIII. Signing of Documents Approved by the Commission**

*By Order of Sandra Slavin, Chairman  
Wareham Conservation Commission  
Publication date: April 25, 2024*



