



# TOWN OF WAREHAM

MEMORIAL TOWN HALL  
54 MARION ROAD  
WAREHAM, MA 02571

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

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, March 20, 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. **Susan Carlson, 77 Agawam Lake Shore Drive – RDA-37** – To permit an existing deck and shed.
2. **Maureen Olsen, Tr., 16 Salt Marsh Lane - RDA-38** – To upgrade a failed sewage disposal system, install new septic tank and piping, a new leaching field and abandon an existing cesspool.
3. **Raymond Murphy Tr., 14 Salt Marsh Lane – RDA-39** – Upgrade a failed sewage disposal system, install a new septic tank and piping, a new leaching field, and abandon an existing cesspool.

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

1. **Philip and Gloria Ragusa, 79 Agawam Lake Shore Drive – NOI-48** – To upgrade



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a Septic System within the 100' buffer zone of an existing pond. System is as far from the resource area as possible with variances requested from the Board of Health.

2. **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 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. **Fearing Hill, LLC & County Road 2004 Realty Trust, Hidden Trails – off County Road – NOI-23** – To construct roadways, utilities, and stormwater management systems associated with a proposed residential 56-lot cluster subdivision. (2815)(Continued to March 20, 2024)
3. **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)
4. **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 (el.20). (Continued to April 3, 2024)
5. **Ronald & Susan J. Schmidt, 15 Narrows Road – NOI-41** – The applicant proposes to demolish a cottage, construct a single-family dwelling, install associated utilities to construct a formal driveway, and fill and grade within the 100 ft buffer zone of various coastal resources areas and within Land Subject to Coastal Storm Flowage, Flood Zone VE (el. 17). (Continued to March 20, 2024)

### **EXTENSION REQUESTS**

### **CERTIFICATES OF COMPLIANCE REQUESTS**

1. **35 Maple Street – SE76-2457**
2. **77 Agawam Lake Shore Drive – SE76-345**
3. **15 Granston Way – SE76-2670**
4. **19 Briarwood Drive – SE76-2025**



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### **AMENDED ORDER OF CONDITION REQUESTS**

1. **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 100 buffer to a Coastal Bank and Salt Marsh.

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

1. **Review and accept minutes** – February 21, 2024, and March 6, 2024.
2. **Bills, Appointments, Interviews, and Reappointments**
3. **Administrative Approvals**
4. **Bylaw Revision Update**
5. **Workshop – Permits – Determination of Applicability (DOA).**
6. **To discuss and vote on amendments to the Wareham Wetland Protective By-law, Division VI, Article I, and move forward with a warrant article to the Special Spring Town Meeting on April 22, 2024.**

*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 18, 2024