

TOWN OF WENHAM CONSERVATION COMMISSION
Meeting Minutes of July 11, 2016
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Conservation Commission was held on Monday JULY 11, 2016 at 7 PM in the Selectmen Chambers.

With a quorum present, Mr. Colarusso called the meeting to order at 7 PM.

Board Members Present: Philip Colarusso, Chair; Leo Maestranzi; Michael Novak (L 7:47 PM) ; Robert Burnett; Malcolm Reid (A 7:42 PM)

Not Present: Jerome Hunsaker

Also Present: Margaret Hoffman, Planning Coordinator; Anthony Fields, Interim Planning Coordinator; Catherine Tinsley, Recording Secretary

Notice of Intent (NOI)

DEP 326-0357

Applicant: Larch Row Land LLC

Consultant: Griffin Engineering Group LLC

Location: 213R Larch Row

Project: Construction of two single family dwellings and common driveway within the 100 foot adjacent upland resource area to a bordering vegetated wetland (BVW).

Mr. Fields read the legal notice as published in the Salem News on June 30.

Bob Griffin, Griffin Engineering, referenced an aerial map dated 1992 and summarized the proposed project to build two single family homes with a shared/common driveway and provided the following general information:

- The total parcel acreage is 26 acres set off Larch Row, near Walnut Road
 - 2-acre lot for 213R Larch Row
 - 3.4-acre lot 215R Larch Row
 - 6.8 acres is designated for open space
 - 2 acres is BVW is located in the middle of the property, and one area towards Walnut/Larch
- All construction is within building envelopes
- Grading work is within the buffer zone
- The driveway for 213 R Larch Row is accessed through the wetlands; mitigation is proposed
- The existing bridle path through the property is proposed to be relocated around the parcels

Mr. Griffin identified the intention to revise the 1992 plan and relocate the driveway that currently serves 213 Larch Row towards the intersection of Larch Row, Walnut Road, and Dodges Row. The new proposed location would reduce disturbance in the wetland. The Commissioners, noting this was not their jurisdiction, thought this is to be too close to the intersection and recommended pre-approval from the Town.

There is a retaining wall planned for where the driveway crosses the wetlands; the wall is not to exceed five feet. The gas lines will be located under the driveway.

It was noted that Greenbelt holds the Conservation Restriction; the Commissioners requested Greenbelt submit a letter of review and comment regarding the proposed project.

Mr. Griffin said no perennial streams, flood zones or vernal pools were found/identified on this property. The Commissioners questioned these claims and asked this be further reviewed in the minutes of the previous meetings when this project came before them since 1992.

One other change from the 1992 plan was identified as changing the 4- twelve-inch water pipes to 2 eighteen-inch water pipes with a fire hydrant near the homes. The Commissioners questioned the calculation and capacity and noted concern with increased (water) runoff.

The Commissioners reiterated their concern with the impervious surface increasing the run off, and strongly encouraged there be no activity in the buffer zone. It was also noted that the perc testing for the septic system was done five years ago.

Abutters Michael and Mary Chapman, 59 Walnut Road, were present to speak to the application and have their concerns on record regarding the location of the driveway, the additional water into the wetlands, and relocation of the bridle path.

Tom Ellis, property owner, was present and addressed the Commission about the concept of the proposed project and to update the original plan to reduce the impact to the wetland and area. The plans were filed June 24, 2016.

It was the consensus of the Commissioners to keep the hearing open and run concurrently with the Planning Board. A site visit was tentatively set for Saturday July 16.

Vote: Mr. Maestranzi moved, and it was seconded, to continue the bearing to a date and time certain of July 25, 2016 at 7 pm in Wenham Town Hall. The motion carried unanimously.

Request for Minor Modification

DEP 326-0339

Miles River Lane (Lot 1 Old Rubbly Road) Assessors Map 41 Lot 4, requested by Williams & Sparages on behalf of the property owner Michael Crowe, (the permit originally issued to Chris Van Twuyer)

Michael Crowe was present and explained that he purchased property with the engineering already done and was granted some minor modifications for one lot by the previous Planning Coordinator at the time of her site visit. His request was to make similar modifications to the second lot to improve the aesthetics and reduce the impact on the wetlands.

He requested to shift the location of the house to the highest flat portion of the lot alter the driveway, therefore reducing the length by 100 feet and eliminating all walls except for a two foot retaining wall in the rear. The septic system would be redesigned to use a "Cultec System" located under the driveway therefore keeping everything out of the buffer zone and greatly reduce the number of trees being removed.

(Mr. Reid arrived)

The Commissioners were granted permission to go on the property and a site visit was planned for Saturday.

Vote: Mr. Novak moved, and it was seconded, to continue the request to the July 25 meeting. The motion carried unanimously.

(Mr. Novak left the meeting)

Other Matters:

In a letter issued by Hatch Mott MacDonald, dated July 6, 2016, the Commissioners and the Town of Wenham were notified by the Tennessee Gas Pipeline Company of its intent to commence "Maintenance Activities".

Administrative Business:

- The meeting minutes of June 27, 2016 were held for review. No action was taken.
- The parts needed for the repair of the Essex Street culvert have been delayed and are anticipated to arrive in late September.

The Commissioners unanimously adjourned at 8:02 PM.

Respectfully Submitted By

Catherine Tinsley
8.2.16