

**Town of Scituate
Conservation Commission
Town Hall Selectmen's Hearing Room
Meeting Minutes
April 6, 2016**

Meeting was called to order at 6:20 p.m.

Members Present: Mr. Snow, Chairman, Ms. Caisse, Mr. Parys, Ms. Scott-Pipes and Mr. Harding.

Also Present: Patrick Gallivan, Agent, Carol Logue, Secretary

Agenda: Motion to amend the agenda to discuss Heritage Trail, Legal Issue Appleton Field, 91 Surfside Road & 27 Seaside Road continued to the 20th, Bassin Beach, Audubon request for help at the Spit, April 28th Coastal Study Meeting 6:00-8:00 Scituate High School Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Informal: Crispin & Warner, Mill Wharf (bulkhead)

Steve Warner & Dave Crispin were present at the meeting. Mr. Lynch would be the contractor for repair of a wood timber crib structure. Since channel was dredged 10 years ago there is a 6' to 7' space before the granite wall. Timber crib between. The space is filled with crushed stone which has leaked out; semi-emergency. Proposal is simple. Drill 6" holes on top, put in filter fabric and nail plywood forms on the inside of the piles and pour concrete to fill the voids. Question is can we do a Request for Determination (RDA) or a Notice of Intent (NOI)? All work is done inside the timber crib from the deck. Horizontal logs have fallen inside; need to be reset and patched. Mr. Parys: similar to repairs made on the other side to the steel sheeting. Has held up since 1983, until the dredging. There are no open orders; not the same wall, same property and basically the same area. Anything from Chapter 91 or Harbormaster? The outside piece is staying in place. Pouring 20" at a time. Want a permanent solution. How big an area of concrete 80' to 100', 4' wide. Just filling in the void. Can file an RDA.

Herring Brook Bridge: Mike Clark was present. Back in 2005 started the Driftway Trail project and the marsh access plan. Bridge design was approved by CPC over the old railroad right of way. Spoke with Mark Stewart, chairman at the time and Jeffrey Oates from CLE, the project manager. The Bridge was brought to a conceptual design and EOEI issued a certificate. He showed a printout of the 8' bridge. CLE designed the bridge with MA DOT guidelines; eligible for funding from DOT. Spoke to Mr. Oates and found out there is about \$8,000 left. Don't know how much is left at CPC. When the first phase of Driftway trail was built, town put a parking lot next to Dunkin Donuts purposely for that trail. If the Commission is interested in moving forward, Mr. Clark, a professional engineer would volunteer and discuss with the Board of Selectmen. Hingham is doing a beach restoration project and a small bridge near the marina. There was a whole scheme done by Horsley Whitten to do additional work at the Driftway; the bridge was part of the project. Got so far with the bridge, then there was controversy with the development on the other side and the Selectmen instructed us to stop working on it. Already have a good chunk of money into this. It was approved at Town Meeting and initially approved by the Selectmen. Anyone who has walked the railroad bed knows how beautiful it is. Key is to find out what has been done to date and look for additional funding. Initial money was to cover the design and permitting. Have to get Order of Conditions, 404 permit from Army Corps, DEP has simplified the process. Need water quality and CZM consistency review. Ms. Scott-Pipes: tried to talk to Nancy Holt, but too busy before town meeting. Penny is the liaison to CPC, can't find anything at CPC, but don't think it has been rescinded. Get an application to CPC to help fund it, maybe some state or federal money too. Also remember controversy regarding the size for handicapped accessibility; that's why the ramps got so big. Ramp could be shortened to 7% or 6% slope for one third of the length. Also make the parking handicapped accessible; want everybody to be able to use it. Believe we have right of way access, but no public access. There are old railroad deeds. Mr. Gallivan: Nancy Durfee may be able to help with grants. Mike will do some digging.

Wetlands Hearing: Hummel, 91 Surfside Road (repair rip rap)*

Applicant's representative requested a continuance. Motion to continue the hearing to May 18, 2016 at 6:30 p.m. Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Wetlands Hearing: Princi, 134 Humarock Beach Road (replace garage with 2nd story guest house) (cont.)

Peter Prince and Brian Taylor from Stenbeck and Taylor were present at the hearing. This is replacement of a garage on a barrier beach with existing gravel parking that will remain. There was a question regarding the slab foundation. There are quite a few right on the beach with a garage behind. Photos were passed out of some in the immediate neighborhood. One is 24 Lowell, diagonally across, but it is solely up to the Commission. Structural plans have been submitted. Mr. Gallivan: one of the problems, the house out front will get the direct waves. Building is less than 20' x 20'; with an overengineered design; 3 blow out panels and open the garage doors for venting. Rosemary Dobie: at the flood summit there was a big discussion about this sort of situation; according to National Flood and FEMA, garage doors cannot be considered part of the venting. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Wetlands Hearing: Diamond Development, 290 Hatherly Road (new build) (cont.)

Steve Bjorklund and Brad Holmes were present at the hearing. Last time it was undecided if there was a coastal bank. Have multiple letters from multiple coastal geologists that say there is no coastal bank on the site. Norm Hayes did a wildlife study and also felt there was no coastal bank. Hoping to come to a conclusion. DEP won't make a determination unless there is an appeal. Mr. Gallivan: they did want to make sure it was done by a qualified coastal geologist. Also wanted information on the methodology of dealing with the phragmites. Brad Holmes, 2 resource areas on site: riverfront and land subject to coastal storm flowage, elevation 13'. Went through riverfront regulations as to how it conforms. No performance for coastal storm flowage under WPA, but there is under the bylaw. Only work proposed in the FEMA flood zone is mitigation, except for a little corner of the house. Using current flood zone; lowest horizontal member is 2' or higher above base flood in a V zone, 1' higher in AE zone; comply with those regs. The 50' buffer is more scrutinized. The way he reads the bylaw is there can be exceptions for work in the 50' buffer strip. Commission has discretion to authorize this work. Ms. Caisse: would you consider goats for the removal of phragmites? If there is a condition to look into that service, he would. The 50' is the 50', for new construction. There is about \$20,000 in mitigation and it is a reasonable sized house. Trying not to crowd the neighbor. That's why the corner of the garage is in the 50'. Robert Reardon, 298 Hatherly: been there since 1970, nobody knows that stretch better. Pond is in back, the trees have all been cut down, and

no birds now. Need to wear hip boots on the lot. Limited room, thinks some things should be left alone, primarily because of the pond. Hope you will not allow it. Be a more careful with projects. With the noise from the digging and the building, things will be gone. Mr. Bjorklund: not touching the pond or doing any work near it. Donna Right: lived there 57 years, would hate to see this project go through. Swans come every single year. Mr. Bjorklund: Spent over 2 hours on the site and can assure you there are birds there. The vegetation planting will bring the birds back. Hoping it will be an enhancement. Can condition everything Norm Hayes put in his letter. Mr. Gallivan: really difficult site. Covered the coastal bank issue, but it is also a flood storage area and riverfront and the 100' inner riparian zone should remain undisturbed. Some of the phragmites removal might be good, but whatever is out there might be a better mix. Riverfront regs were handed out. A lot of mitigation was provided, but are they going against the riverfront regs? Mr. Bjorklund: Structure is outside the 100' inner riparian zone. Complies with the standard: the project complies to the maximum extent, since the lot was in existence before 1996, therefore, grandfathered and shall allow for a single family home and septic. Mr. Snow: don't want it to be precedence setting. Mr. Bjorklund: Not precedence setting. Border Street house is brand new on ledge with part of house on piles, 13' away from the wetlands; house is at 25'. Mr. Gallivan: if a project was approved, do we really want to repeat the error? Flood map changes? Proposed to change from 13' to 14'. Another concern is sea level rise. Elevation is 18'. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Wetlands Hearing: Brian, 11 & 12 Concord Street (concrete walls)*

Robert Brian was present at the hearing. Abutters' notification is out in the car, he will bring in later. Submitted plan and pictures. Overall objective is to restore wall, same height, same footprint. Left part of wall is on his property, middle is on Concord Street and the right is on Campbells. Started the project and shouldn't have. Found a wall didn't know was there; poured new footings that will be removed. Will use the existing wall and rebuild to the original height. Want to put everything back the way it was before it fell apart. Keeps Concord Street open. Mr. Harding: getting it back to the way it was would be the best. In January it did flood. Mr. Gallivan: want to meet with contractor on site. There are seasonal restrictions, watch the weather forecast. Make sure the beach grass is planted correctly; find someone who is knowledgeable. Rosemary Dobie: beachgrass planting should be done by April 15 or not again until the fall. The wall break is between the marsh and road. Footing will be removed; will need more sand; probably back fill. Don't need erosion controls. Close, issue a set of Orders that need to be recorded at the Registry of Deeds and read the orders. Contact Pat so contractor understands the restrictions. Don't want a giant piece of equipment out there. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Brad Holmes: Trowbridge, 392 Tilden: Lobster pots and clearing work in the buffer. Put together a simple restoration proposal. Traps will be put in the water soon. They will be out of the buffer. Is he going to leave the shed? If he wants to rebuild it, he will need a permit; it is in bad shape. Lobster traps are temporary. Mr. Gallivan: Commission wants the pots out of the 50' buffer. Need planting plan, remove brush and chips, repair surface, rake and wetland seed mix. Didn't want to burden him with a lot of shrub plantings because he thinks it will grow back. Put some posts out there to designate the 50' buffer.

Wetlands Hearing: Murphy, 91 Humarock Beach (raze/rebuild larger & garage) (cont.)

Paul Mirabito was present at the hearing. Asked to find out who can use the paved parking area. Suggested to the owner if and when this surface has to be fixed, it will be removed. One of the conditions could be a planting plan. Once the house is torn down have to do test pits. Leaching area would be underneath the house. The house will be elevated higher; it meets all the performance standards. New maps will become effective at this fall town meeting. Zoning has approved. No structural plans? Gave a plan from the architect showing the pile plan. Peter Falk from Rivermoor is doing a structural plan. Don't know if some of the piles will have to change. Mr. Gallivan: Any roof drainage? Going to put in some chambers. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Parys. Motion passed by unanimous vote.

Wetlands Hearing: Teague/Whitley, 0 & 9 Lightship Lane (phragmites removal) (cont.)

The last thing left is getting an opinion from Jenn Keefe, Board of Health. Minimize the dosage as much as you can. Make sure the species out in the marsh are not hurt. Hire a qualified applicator. Jenn had a couple of specific recommendations that can go in the conditions. Motion to close the hearing Ms. Scott-Pipes. Going to Kennedy's tomorrow to visit with the goats. Two different chemicals were mentioned and the worse thing is combining the chemicals. Second Mr. Parys. Motion passed by unanimous vote.

Mr. Snow: Jed is not going to be able to come back at this time. Given the quorum issues, do we want to send a letter to the Selectmen. Lisa and Penny are up this year; going to mention one opening. Long letter to DEP and attorney regarding Lots 31 & 32 Fieldstone. Had the on-site with DEP, they have 30 days to respond.

Mr. Gallivan: Approached by a resident on Heritage Trails that wants to donate some of their property. Don't know if there are any restrictions; fronts on Clapp. That would be the reason to consider; maybe it would be worthwhile. Will take a look at with Frank.

Mr. Snow: Appleton Field: supposed to have a meeting with TA and Town Counsel regarding the new access road. There is only so much we can do since we can't use the other access.

Wetlands Hearing: Haufler, 19 Peggotty Beach Road (new build)*

Jeff Hassett from Morse Engineering were present at the hearing. Abutters' notification was submitted. Vacant lot 20,500 sq. ft. in size with frontage on Peggotty Beach Road; undeveloped property to the west; slopes toward Peggotty Beach Road. Resource areas: Salt marsh on other side of Peggotty, 50' buffer in red and 100' in green from the isolated vegetated wetland, jurisdictional under bylaw. Proposed work is to construct a single family home. Home is colored in orange, with deck off the rear and steps on the side. Atty. Galvin arrived. Paved driveway in front; modestly sized dwelling 30' x 26'; serviced by sewer and water. Erosion controls of straw wattle and siltation fence with post and rail along the 50' buffer line for a permanent barrier. Will provide mitigation to replace the damaged culvert under Peggotty Beach Road to reconnect to the marsh. Enhancing the buffer around the wetland; have a wetlands scientist planting plan. Ms. Scott-Pipes: has it been decided it is an isolated vegetated wetland (IVW) or a bordering vegetated wetland (BVW). ORAD determined it was IVW, but local bylaws have a 50' buffer; looking at plan it appears a lot of that house is in the 50' buffer. Also there is an outstanding Enforcement Order (EO) and fill was supposed to be removed and it wasn't. Atty. Galvin: Fill went in with the agent's approval. Yes, but opinions have changed and agents have changed. We are asking to leave some fill for the single family house. Even offered offsite mitigation. Don't view this as bad behavior, didn't think he was doing anything wrong. The houses on the hill may have changed the downgradient flow. The Commission hears and sympathizes, but another board made an error with the properties above; don't feel bound by someone else's decision. Oversight at the time, GIS didn't show wetlands, but it was found later at an on-site. Mr. Gallivan: once an EO is issued, there needs to be some answers. Original order was to take fill out. Mr. Parys: this is very complicated. Understand an agent said you could fill it, but it doesn't change the

regulations. Applicant is trying to figure out how to work with the Commission to get a house lot; willing to do just about anything. Ms. Caisse: EO was issued in 2009 or 2010; looking at 6 or 7 years with no action taken. Mr. Gallivan: last correspondence in the file was that a contractor was going to remove it. Mr. Harding: They can make this proposal; it is a judgment call and the EO could be part of it; encumbant on us to make sure it gets done right. Fill came from a town project; the Conway building. House itself is not in the filled area; majority is beyond the split rail fence. Ms. Scott-Pipes: approximately 3' of fill; and there definitely are piles of fill near the house; growth is heavy. Ninety percent of the house would be in the 50' buffer. Mr. Gallivan: In the fill area maybe there could be an estimate of where the original line was. Abutters across the street are concerned about flooding. Mr. Ludwig asked to have his letter read (copy in file); regarding previous conditions not met, protection of marsh, and no redirection of water onto 14 Peggotty Beach Road. Should have historical records available to look through; aware that there are a lot of issues. The pipe that crosses Peggotty Beach Road the town tried to snake, but it was blocked. Mr. Snow: went out and saw some water coming under the road, which would change it from IVW to a BVW. Don't know how long the pipe has been damaged. If the wetland delineation was done wrong and information was incorrect and we issued an ORAD with wrong information, where does that leave us? Mr. Gallivan: we've extended the ORAD and there are two other determinations on abutting properties. Did Brad Holmes find old flagging? Didn't talk to him about that. The old files are available. Ms. Scott-Pipes: one of the agents issued an EO. We have had many agents; we hear something and then we don't; then all of sudden 5 or 6 years go by and now possibly removing the fill, may do more harm than good. It seems like they think, if we ignore them, maybe they will ignore us. Show the 50' buffer on the plan. This is a complex and messy situation. Anything else? Mr. Gallivan: FEMA flood maps are changing and possibly stormwater will be triggered. Will be bound by the new maps. Mr. Bjorklund: town meeting has some stormwater bylaw changes. Motion to continue to May 4, 2016 at 6:30 p.m. Ms. Scott-Pipes: Extended the ORAD at the last meeting till April 16. We need to do it for another month. Do you want the wetland line reviewed? No need. Replication plan? Wait and do as a condition. Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote. Motion to extend the ORAD to May 18, 2016 Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Wetlands Hearing: Woo, 27 Seaside Road (elevate/FEMA)*

The abutters' notification did not state the address, therefore, the hearing will be continued to April 20, 2016 to renotify abutters. Motion to continue the hearing to April 20, 2016 at 6:30 p.m. Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Wetlands Hearing: RDP Realty, LLC, 138 Stockbridge Road (new build)*

Steven Bjorklund was present at the hearing. Abutters' notification was submitted. Originally approved in 2006 for a single family with septic. Because of the septic, house was pushed close to the 50' buffer. Conditioned with a swale on both sides of the property. Recently received a Certificate of Compliance for work never started; repermitting the project. This was a tax taking through the town. House is farther from property line, but still holding the 50' buffer for some yard area; BVW is at the back. Will have infiltrators for roof runoff. Disturbance is below 15,000 sq. ft. Had to file with Zoning for local floodplain suitability; map shows elevation 40', which is extremely wrong in that area. SITEC did a full study, can only flood to elevation 34' near the back. Railroad bed has been lowered to elevation 30'. Less impact because of no septic. Walk out basement with swales on both sides. Ms. Scott-Pipes: would like demarcation at the 50' buffer with signs. The original line was done by SITEC, had Brad Holmes review today without doing a reflag; simple wetland to delineate. Will look at the stormwater bylaw. No FEMA flood zones. Can't do any construction before Zoning approval. The flood plain map was done in 1972 on a kitchen table, so not very accurate. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Minutes: February 17, 2016

Motion to accept the minutes of February 17, 2016 Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Order of Conditions: Seroll, 58 Oceanside Drive (elevate)

Motion to condition the project Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.

Order of Conditions: Trachtenberg, 246 Gannett Road (pier & seasonal float)

Motion to condition the project with some additions from DEP's small dock and piers standards; will put together for a template. Pat will e-mail the members Friday Ms. Scott-Pipe. Second Mr. Harding. Motion passed by unanimous vote.

Ms. Scott-Pipes: Didn't we used to ask for some mitigation for work in the 100' buffer? Mr. Parys: there is nothing in the regs requiring mitigation, it is just jurisdictional, but there is no limit to what you can ask for. Mr. Gallivan: Sometimes they were asking relief for something and then they would have to do something for that.

290 Hatherly Road: Will need to check on who can vote on this; everybody might have missed a hearing. If Mr. Schmid missed two he will not be able to vote. Mr. Harding missed last meeting but watched the video.

Wildlands Trust: Mr. Snow and Ms. Scott-Pipes met with Wildlands Trust regarding CRs on CPC properties and possibly other Commission lands; had a nice meeting. They are going to get back to Penny, because the whole board wants to walk all the properties. We had The New England Forest Foundation people out to look at the sites, but they have some concerns about the town being able to work within their guidelines, more proactive in forestry operations. Penny contacted Wildlands Trust, one of the people that work for them lives in Scituate. They are considering us as well and what we may have are two options for the Commission to consider as being the entity that can help in terms of additional management and protection of the property. Commission should discuss to see who we feel we can work with best and what we feel is most important. Gives a good resource and a layer of protection. When we go before the Selectmen we can say here is what we've considered. Penny has been knocking herself out. CPC also wants to get these CRs on the properties. Ms. Scott-Pipes: Wildlands gave a sample of their CR; she can e-mail to the rest of the Commission. But, after the bridge and starting back up on the Carl Pipes trail to the right at the top of the hill, there is a deer stand very close to the trail. I think it is a safety issue. As a Commission if someone wants to put a deer stand out there, they should come to us and let us know who it belongs to and when it will go out there; this is town-owned property. Mr. Snow: believe at Mass Fish and Wildlife if you put a deer stand out on someone's property, you are supposed to get permission; also thought you were supposed to have your name and information on it. Mr. Parys: No regs for being near trails and that trail is probably where most of the deer travel. But the name and information should be on the stand. We can add additional suggestions. Do we want to require people that hunt on town property to get permission? Want to think about that. Let people know that we have other concerns, but we can't control all the different aspects. Mr. Parys: at Miles Standish they put up a big sign that says attention: bikers, hikers, it is hunting season; enter at your own risk. Wildlands Trust doesn't say yes or no to hunting. If local bylaws say hunting is allowed, they don't get into it. We have signs too.

Coastal Advisory Commission: Mr. Snow - Rebecca Haney and Jason Burtner trying to figure out a mission and the effects coastal advisory can have, as well as define the Commission. It is well attended; will give updates on what is going forward. Figure out the best position for this board, how they will be most effective.

Pursuing Damon/DeVoisin: Potential land swap on Clapp Road. Spoke with Mr. DeVoisin and Ms. Damon, will get out there soon to walk the property. Could be at the next town meeting; think we are making a little progress. Maybe when Frank and Pat go to Heritage they can take a look at DeVoisin also.

Bates Lane/Maxwell/Moncy property: Get close to town meeting, hope to get folks out to town meeting to vote to acquire. There has been great support and a good article in the Mariner.

Hubble Trail: met with another scout, flagged another area. Scout's father is also a surveyor. Well-marked, making a little loop. Small piece where there is a wetland crossing. Did one in Hanover with stepping stones.

Coastal Study meeting "Assessment of Coastal Erosion" is April 28, 2016

Bassin Beach: Mike from the Police Dept. wanted to know the history; there may be a private piece at the point. Trying to figure out who will patrol.

24 Webster filed a Notice of Intent regarding walls. Ms. Scott-Pipes: are we going to make a site visit? Yes, but not this week.

Gardiner Road was out there another visit with Greg Decease, went to out to Gardiner and took pictures. Moved more rocks onto the lot. Mr. Ayer contacted this week regarding the drainage problem.

Ralph Cole and Pat are going out to 31 Candlewood.

CORRESPONDENCE

March 16, 2016 – April 6, 2016

1. Recording of CofC 68-2262 – O'Keefe, 273 Chief Justice Cushing Hwy. Bk 46627 Pg 152 (in file)
2. Planning Board Agenda & Amended Agenda for March 24, 2016
3. ECR - Restoration Activities at 392 Tilden Road - violation (in file)
4. ECR – NOI, 68-2593 - proposed construction of single family home (in file)
5. Recording of CofC 68-2452 – 24 Webster Street – Bk 46701, Pg 242, document #00021655 (in file)
6. DEP File # 68-2603 – Haufler, 19 Peggotty Bch. Road (in file)
7. Notification to abutters – Brian, 11 & 12 Concord Street (in file)
8. Rail Right-of-Way schedule for herbicide application: June 18-July 17, 2016; Touch-up Application: August 6-28, 2016; Brush Application (non-sensitive areas) August 6-28, 2016 (in file)
9. Recording of CofC 68-2469 Farkas, 7 Oliver Street – Cert: 113570, Bk 00567, Pg 170 (in file)
10. Recording of CofCs for 68-886 & 68-1586 – 154 Humarock Beach Road (in files)
11. Request for Reconfiguration Waterways License #12817 – Kent Street Corp, Mill Wharf Marina. Proposed reconfigure 4 finger floats for a reduction of -25 sq. ft.)
12. Notification to Abutters re: Woo, (no address on abutter notification) 27 Seaside Road (in file)
13. DEP On-Site 68-2521 – 30 Inner Harbor Road – all concerned parties to evaluate the situation prior to issuance of a CofC – MARCH 31, 2016 AT 4:00 P.M. (in file)
14. Picture of 178 Central new rip rap
15. Keolis Commuter Services re: herbicide application scheduled as follows after approval: Rights-of-Way: 6/18 – 7/17; Touch-up Application: 8/6 – 8/28; Brush Application (non-sensitive areas) 8/6 – 8/28 (in file)
16. Revised site plan 3/31/16 for 91 Humarock Beach – added plantings (in file)
17. Request from Anderson Kreiger/Jessica A. Wall for a meeting with Tricia re: Appleton Field & Woodlot for property belonging to Vin Bucca.
18. Plans for 134 Humarock Beach Road - Architectural garage plans (in file)
19. Planning Board re: Form A Application - 96 Stockbridge Road – 70' frontage for Lot A & Lot B 198.18'. Zoning has previously issued a 40B Permit for the larger site. COMMENTS by April 7, 2016
20. Planning Board Agenda for April 7, 2016
21. ECR / Brad Holmes re: 290 Hatherly Road – phragmites treatment (in file)
22. Report on coastal bank for 290 Hatherly Road – Jim O'Connell (in file)
23. Summary of the 2014 MA Piping Plover Census.
24. Summary of the 2015 MA Piping Plover Census
25. Amended Planning Board Agenda for April 7, 2016
26. DEP File #68-2604 – Brian, 11 & 12 Concord Street (in file)
27. DEP File #68-2605 – Woo, 27 Seaside Road (in file)
28. Information (Drohan Tocchio & Morgan, P.C.) re: 68-2566 - BTZ Realty Trust – Lots 31 & 32 Fieldstone Road – Quorum issue – concluded that the WPA & Wetland Regs allow a majority of a quorum of commissioners to approve or deny a permit. Therefore, the 3-2 vote should have resulted in approval. (in file)

Motion to adjourn Ms. Scott-Pipes. Second Mr. Harding. Motion passed by unanimous vote.
Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Carol Logue, Secretary