

**Town of Scituate  
Conservation Commission  
Selectmen's Hearing Room / Remote Meeting  
Meeting Minutes  
Wednesday, February 15, 2023 6:00pm**

**Members Present:** Mr. Frank Snow, Chair - Townhall

**Teleconference:** Ms. Penny Scott-Pipes, Mr. Andrew Gallagher, Ms. Jen Foley, Mr. Richard Harding, Mr. Doug Aaberg, Mr. Brendan Collins

**Also Present:** Amy Walkey – Conservation Agent, & Jenn Smith – Recording Secretary

**Frank Snow:** This meeting is being held remotely as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Scituate in accordance with the Open Meeting Law.

The Scituate Conservation Commission is committed to providing an environment of respect during meetings. We ask all members to interact in a polite manner even when there is disagreement. We value the participation of our community and want all participants, including marginalized and minoritized communities, to feel welcomed and respected. We ask our committee members, and all who participate, to commit to these standards to support and respect our community.

**a. Call to Order, 6:00 pm Roll Call of Commissioners**

**b. Agenda Acceptance:**

*Ms. Penny Scott-Pipes made motion to accept agenda with add-ons of COC 15 Tenth Ave, OOC for 107 Glades, and updated from Chair on agenda items for the year ahead. Mr. Richard Harding second. Roll call to vote. Unanimous vote accepted. (7-0), Ms. Penny Scott-Pipes – yes, Mr. Andrew Gallagher – yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr. Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

**1. PUBLIC HEARINGS – NOI/ANRAD/AMENDMENT**

**a. 33 New Driftway / 7 MacDonald Terr – DEP#: 068-3005 – continued from 1/23/2023**

**See applicant request to continue to 3/20/2023**

**Applicant:** John Sullivan

**Representative:** Morse Engineering

**Proposed:** New multi-use building, grading, stormwater within riverfront and buffer to BVW/ SW improvements

*Ms. Penny Scott-Pipes made motion to continue 33 New Driftway- 7 MacDonald to March 20, 2023. Mr. Brendan Collins second. Roll call to vote. Unanimous vote accepted. (7-0), Ms. Penny Scott-Pipes – yes, Mr. Andrew Gallagher - yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr. Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

b. **30 Manchester St., DEP#: 068-2976** cont'd from 1/23/2023

**Applicant:** Linda Kocher

**Representative:** Merrill Engineering

**Proposed:** Raze Rebuild

Dana Altobello (applicant on call and Sean Papich – landscape Architect on call also). Reviewed resources on site including barrier beach, coastal dune, LSCSF AE and VE. Site location in Humarock. Storage shed now connected to structure. Driveway reconfigured on revised plan. Approx. 2000 sq ft converted to dune with proposed planting of beach grass. Remove structures there and concrete. Proposed plunge pool – 2 feet above grade. Overall reduction in paved/impervious area on site. Improving existing conditions. Removing block foundation, removing concrete patio, removing other paved areas by current garage. Reducing footprint. Proposing area converted to planted beach grass (currently lawn)

Agent – might be helpful to have separate existing and proposed plans. House does touch the VE. We have structural plans. Elevated on wooden piles. Don't always see such expanse of structure.

How much fill? See some grade changes. What is the status of other board approvals? Goes to ZBA meeting tomorrow night and also needs to go to BOH.

Received landscape plan today.

Richard – agree a lot going on – would be good to have existing and proposed separated. Pervious pavers leading into garage? Good that planting sea grass. How high will structure be? Julie Johnson – highest point will be 37.5 from grade. So a 2 ½ story house. Meeting zoning requirements.

Doug – septic looks standard – gravity. Not much grading going on. Good with it.

Penny -much bigger house. Good elevating on pilings. Dune will be able to move as needed.

Andy – will be better to see clearer the plan. Things added to landscape plan should also be on site plan.

Brendan. Confirmed concrete patio and walkway being removed. Also – how high is wall? 24 inches with a 30 inch picket fence on top. Not sure we want a new wall.

Agent – CZM manual – redevelopment for coastal dune – we don't want walls.

Jenn – good plan to keep working on.

Linda Kocher – owner – not going to be impervious material on property other than inside garage.

Plantings or pervious pavers. Same thing did on property own next door in Humarock. Regarding proposed wall, trying to do something attractive along easement to replace current fence there now.

Garage – at grade, poured concrete. Not on piles. With flood vents.

Al Martignette – 24 Manchester – neighbor - no objections to plan.

Dana – has list to revise plan. Zoning and BOH clearance needed. top of piles 18 feet so 2 ft above

Sean Papich – discussed plans to replace existing walls with planters – as shown on landscape plan.

Frank – discussed some additional landscaping points. Several things mentioned on plan but not on the other.

Richard – concrete wall is an issue. Fence is OK.

*Ms. Penny Scott-Pipes made motion to continue 30 Manchester St. to March 20, 2023. Mr.*

*Richard Harding second. Roll call to vote. Unanimous vote accepted. (7-0), Ms. Penny Scott-*

*Pipes – yes, Mr. Andrew Gallagher - yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr.*

*Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

c. **181 Edward Foster Rd., DEP#: 068-3026**, cont'd from 1/23/2023

**Applicant:** Tim & Laura White

**Representative:** Joyce Consulting Group

**Proposed:** Addition, wall, grading, landscaping

*Ms. Penny Scott-Pipes made motion to continue 181 Edward Foster Rd to April 3, 2023. Mr.*

*Brendan Collins second. Roll call to vote. Unanimous vote accepted. (7-0), Ms. Penny Scott-*

*Pipes – yes, Mr. Andrew Gallagher - yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr.*

*Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

## 2. Administrative Items

### a. **Liaison Reports**

Appleton Field – fence is up. Working on notification out to get commercial farmers. Do not have any yet. Do have some gardeners. Looking for recommendations for how to reach out to commercial farmers.

Holly Hill Farm would like to bring some school groups to show how to tap trees for syrup. There is some money available for making more assessable garden beds – raised garden beds. Need quotes though for the path and stone dust. Meeting at library on Feb 28<sup>th</sup> regarding community garden.

GR codes – post-it size codes. Brendan working on. One code to go to page with all the trails listed. Easier to keep track of

Frank – bed package advertised for work on Damon Picnic area.

Repair needed for access ways. Especially beginning part of way to Appleton Field.

Town Forest – also need a plan. Dumping going on in one forest and the other has a lot of trees down.

Still have funding to use for Satuit Brook study – would be good to get that moving this year.

Fence on west end needs to be removed. Working with HOA that owns land.

Enforcement sites on list needing movement.

Several different folks that want to donate land.

### b. **Request for Certificate of Compliance:** 131 Glades Rd 68-2485 and 15 Tenth Ave

### c. **Order of Conditions:** 27 Pine View Dr. 68-3039; 327 Central Ave. 68-3038; 34 Christopher Ln. 68-3035; 58 Egypt Beach Rd. 68-3036, 107 Glades Rd.

*Ms. Penny Scott-Pipes made motion to accept orders as written for 27 Pine View Dr., 327 Central Ave, 34 Christopher Ln, 58 Egypt Beach Rd., and 107 Glades Rd. Mr. Brendan Collins second. Roll call to vote. Unanimous vote accepted. (7-0), Ms. Penny Scott-Pipes – yes, Mr. Andrew Gallagher - yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr. Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

### d. **Signing of Documents:**

## 3. Adjourn, Roll Call

*Mr. Penny Scott-Pipes motion to adjourn at 7:30pm. Ms. Jen Foley second. Unanimous all in favor roll call vote (7-0). Ms. Penny Scott-Pipes – yes, Mr. Andrew Gallagher - yes, Mr. Richard Harding - yes, Ms. Jen Foley - yes, Mr. Brendan Collins – yes, Mr. Doug Aaberg – yes, Mr. Frank Snow – yes*

**Respectfully Submitted,**

Jennifer Smith, Recording Secretary

## CORRESPONDENCE

**Jan 23, 2023 – Feb 15, 2023**

1. Recording info CoC 46 Oceanside Dr, 68-2935
2. Recording info Extension between 74 & 35 Surfside 68-2626
3. Agenda Planning Board Feb 9, 2023
4. Recording info CoC 30 Concord St 68-2934
5. Recording info CoC 2 Rebecca Rd 68-1723
6. Recording info for OOC 19 Wood Island Rd 68-3001
7. Notification Abutters BOH for 107 Glades Rd variance

8. RDA Watermain replacement throughout town, Town of Scituate
9. NOI – 20 Pine View Lan
10. Abutter letter and photo regarding work at 747 Country Way
11. Accessory Dwelling application for 62 Pin Oak Dr.
12. Form A Application for 334 Chief Justice Cushing Hwy.
13. 30 Manchester revised plans and revised structural plans