

Conservation Commission, August 13, 2012

Town of Scituate

Conservation Commission

Town Hall Selectmen's Hearing Room

Meeting Minutes

August 13, 2012

Meeting was called to order 6:30 at p.m.

Members Present: Mr. Snow, Chairman, Mr. Breitenstein, Mr. Harding, Mr. Jones, Mr. Parys, Ms. Scott-Pipes, and Mr. Tufts.

Also Present: Jim O'Connell, Agent and Carol Logue, Secretary

Agenda: Motion to amend the agents with additions to the Agent's Report regarding The Gristmill, Country Way and Conway School Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Request for Determination: Duffy, 32 Old Oaken Bucket Road (chain linked fence)*

James Duffy was present at the hearing. Request to install a vinyl chain link fence for his dog. There is a two-tiered lawn. Fence would go back to where it drops off and along the tree line. Ms. Scott-Pipes: woods or lawn? Lawn. Mr. Jones: is the 100' buffer line on this plan? No. Used portion of septic plan. Showed the Commission the septic plan with the 50' and 100' buffers. Would like to see the fence in relation to 50' and 100' buffers. The 50' buffer does not go onto the property. No gate at the back. The area is already disturbed. Motion for a negative 3 determination - "The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any)." Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Request for Determination: DPW, 68 Captain Peirce Road (install gasoline dispenser tank)*

Al Bangert was present at the hearing. Police have requested a

gasoline tank be installed for the smaller vans, cars and other town vehicles, for public safety. There are no 24 hours stations in town. Location of tank will be adjacent to garage and the proper distances from the diesel tank. Area is completely paved. Training and a key are required to dispense the fuel and a security camera will be installed. Odometer miles will show how much to charge various departments. A concrete foundation will be poured under the tank. Haybales will be installed. Materials removed will be disposed of properly. State contractor has been awarded the project. Town will save about 60 cents a gallon. Mr. Breitenstein: what would happen if it leaked? It is a double tank and cement is between the tanks; can be no empty void. No provisions for spills? Mr. Snow: will you keep absorbent pads available? Yes. Conditions should stipulate some emergency items should be adjacent to the tank to soak up any spills. Mr. O'Connell: Have material nearby because of the proximity to the wetland. Motion for a negative 3 determination - "The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any)." There shall be emergency materials available, in close proximity to the tank, to avoid impacts to the wetland resources in case of any spills. Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Request for Determination: Horton, 10 Buttonwood Lane (raze/rebuild/relocate septic)*

Gregory Morse, Morse Engineering was present at the hearing. Project is a new single-family home. In April came in for a septic repair, but not installed yet. Since then Mr. Horton has purchased the property. No work within the 100' buffer zone. Razing the existing house, new septic, grading and driveway all outside the 100' buffer. Portion of the foundation is in the AE flood zone. Floodplain is at elevation 10'. Slab foundation, is 1' higher, no habitable space below, will not impede storm water. Roof runoff will go into a subsurface infiltration system. New septic will be in front of the house. Mr. Breitenstein: In the AE flood zone, house is supposed to be elevated. Have 1' of freeboard. Slab is 1' above surrounding grade. A tree was cut down in the 50' buffer. Motion for a negative 3 determination - "The work described in

the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any). Ms. Scott-Pipes. With a tree being planted. Second Mr. Jones. Motion passed by unanimous vote. (Secretary remembered permission was given to remove a dying tree – picture in previous file.)

Request for Determination: Hatherly Golf Club, adjacent to 451 Hatherly Road (accessory building)*

Atty. Bill Ohrenberger and Paul Mirabito, Ross Engineering were present at the hearing. Two handicap bathrooms will replace the snack bar and used seasonally. Project is located in the flood plain and watershed protection district, but not near any wetland vegetation. Installing three utility lines, water, sewer and gas. Will be in the fairway area, 20'x30' long. Installation area is existing lawn and grass and will be returned to grass. Proposing 3' above existing grade. Mr. Snow: will the construction equipment access near the trench? Could come in over Wigwam, and then hook onto their asphalt cart path. Motion for a negative 3 determination - "The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any). Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing: McSharry Brothers, Lot 1 218 First Parish Road (new build) (cont.)

Wetlands Hearing: McSharry Brothers, Lot 2 218 First Parish Road (new build) (cont.)

Commission's Wetlands consultant, Steve Ivas has not been to the site. Possibly going out Wednesday morning. Couldn't find the up-to-date plan, but has it now. Motion to continue the hearings for Lots 1 & 2 to August 27, 2012 at 6:30 p.m. Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing: Diamond Development/Winchester, Lot 1 159 Hollett (new build/septic) (cont.)

Wetlands Hearing: Diamond Development/Winchester, Lot 2 Hollett (new build/septic) (cont.)

Steve Bjorklund was present at the hearing. Only waiting for DEP #, have received 68-2427 Lot 1 and 68-2428 for Lot 2. Working with DPW regarding drainage on Lot 2. They have seen the plan and have no problem with it. DPW will inspect. Once the drain is finished, will continue with the mitigation on Lot 1. Personally going to be involved in the drain and mitigation plantings. Mr. O'Connell: Any project within a town easement should have a letter from DPW before work is begun. Put in conditions the mitigation plantings should be done before work begins. Mr. Bjorklund had numerous conversations with Al, Kevin, & Sean, extremely hesitate to provide a letter. Was told that it wasn't going to happen, because every time something comes up, a letter would be requested. The approved plan says they will inspect the work. Will try and work out internally. John Whittaker, direct abutter: think the town has significant liability; they are responsible for it. Assume Diamond Development will sell the property. The town should sign off on the work for property approval. Not reasonable for a person to be stuck between two departments. Motion to close Lot 1 and Lot 2 Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing: Marinilli, Hillcrest Road (wetland delineation) (cont.) Greg Morse from Morse Engineering was present at the hearing. Since the last meeting Brad Holmes walked the line with Paul Shea, did revise flags between A9 and A3. Mr. O'Connell spoke to Mr. Shea and he agrees with the revised plan. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing – Amendment: Solimando, 8 Dartmouth (restroom on boardwalk)*

Mike Solimando was present at the hearing. Abutters notification was submitted. Believes the boardwalk is the best place for the bathrooms, make it convenient and assessable for the boaters, and open to the public. Both neighbors have marinas and both have public bathrooms. This is a pump system right into the existing septic system. Board of Health required bathrooms to be available. Originally made a deal to use next door and improve and expand their facility, but the landlord

cancelled the arrangement. Checked with DEP and they said could have a Johnny on the Spot, but local Board of Health wanted a system, which supercedes any of DEP's requirements. Ms. Scott-Pipes: in the off season, what happens? Completely cleaned and closed down. Very little that can go wrong. Totally self-contained, manhole already built and inspected by the Board of Health. Mr. Breitenstein: flows into the onsite septic? Yes. In the event of a large storm, all sorts of variables can happen. If the only reason is convenience, that argument doesn't carry much weight. Health did not require the bathroom to be out on the dock. Don't think the resources are protected; think it is a bad idea. No other bathrooms are over the river, what if the piers begin to rot? There are so many what ifs. Mr. Solimando stated that the potential for impact is not high. Ms. Parys: the biggest thing would be winterizing. The Commission needs to be sure it gets done. Mr. Snow: typically if this were installed as a gravity system, pipes would be substantially larger. There must be some sort of antifreeze system. Commission discussed this when the filing came in for the piles, but never assured approval. In our own homes a pipe can leak or crack. It is a pump system, mechanical and something can break. To Todd's point – someone has to walk another 142' to use the bathroom? Sadly people are lazy. There are also cleaners involved. There is a balance here, and if it is farther away and not used that is an issue too. It certainly is not cheap so if he is going to spend the money, should put it where it is going to be used. Mr. Jones: does it have to be out that far on the pier? Yes, for accessibility. Mr. Tufts: there are other options. Mr. O'Connell: date of shutdown? October 10th or Columbus day weekend. The type of cleaners should be organic. If it is approved, we can put organic cleaners as a condition, but there would be no enforcement, however, it is the best we can do. Karen Hatch, 31 Central Ave.: Her concern is, if this one is allowed, why can't others be approved? Seems like a precedence is being set. Bad place to put it, as far as the tides are concerned. Never have seen a toilet on a dock. Mr. Snow: elevation would be the same on the dock as on land. FEMA set elevations above what they consider flood events, but point is well made. Elevation of the dock is 12'. Roger Kent, 27 Central Ave.: Took a long time to clean up the South River, doesn't make sense to take a chance on polluting the river; don't know why it has to be there. How many people from 14 units will be accommodated by it; not all of them

have boats. Once Mr. Solimando is gone, won't know how it will be cleaned. Susanne Crowley: live in Karen Hatch's house: Grew up in Humarock, grandparents owned the Humarock Lodge. There used to be lobsters in the river and as the restaurant got bigger, the septic system couldn't take it and sometimes overflowed into the river. Have also seen extremely high tides. The river is so much cleaner now and there is shellfish life again. Means a lot to the people who have been there a long time. Have already heard the toilets have backed up at the condos, and the alarm has already gone off. The cause of the alarm was crossed wires. Mr. Bjorklund: not an abutter. Originally against seeing the bathroom out on the dock, but there are 16 boats, probably 2 have bathrooms. Agree people will not walk very far to the bathrooms. Plus, it is probably safer to have an association handle. Mr. Snow: there are concerns, but there are also serious fines for polluting. Facilities on boats are supposed to be pumped out and there is even a service boat. It does add one more element for potential pollution. It may be environmentally safe if not used year-around, but should be inspected yearly, maybe by the plumbing inspector. It is in Mr. Solimando's best interest to see that it is maintained. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing: Keiley, 25 River Street (septic) (cont.)
Christine Kelley was present at the hearing. Board of Health has approved. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing: Martin, 50 Lawson Terrace not Road (septic repair)

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Greg Morse, Morse Engineering was present at the hearing. Abutters notification was submitted. Septic system repair. Existing 4-bedroom house, wetlands delineated by Brad Holmes. Plan shows 50' buffer line in red and 100' buffer in green. Septic will be at the rear of the house, with tank 69' from wetland. Leaching field entirely outside the 100' buffer. Tank is in the lawn area. It is only a temporary disturbance. Will use a 12" diameter waddle around the tank. There were no comments from DEP and Board of Health has approved. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Breitenstein. Motion passed by

unanimous vote.

Wetlands Hearing: Kennedy, 3 Milton Street (exterior handicap lift)
(cont.)

Received Board of Health approval regarding moving one chamber of the septic. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Breitenstein. Motion passed by unanimous vote.

Wetlands Hearing: Digregorio, 100 Greenfield Lane (in-ground pool)*
Al Loomis from McKenzie Engineering was present at the hearing. Abutters notification was submitted. Letter was read regarding the Digregorio's dedication to the town and the environment. Line in blue on plan delineated by Brad Holmes; entire area is currently lawn, with gravel area adjacent to garage. Has been maintained as a lawn for a long time. Proposing the pool as close to the house as possible. It will be 12'x25' with a small patio area and plantings. Spoke to Paul Shea; he thought mitigation would be in order. Entire area is within the 50' buffer zone; no disturb area. Approximately 327 sq. ft. of disturbance, about 270 sq. ft. will be impervious. Will replicate with swamp azalea and blueberry. Salt water system for the pool instead of chlorine. Pool patio will replace some of the impervious area. Ms. Scott-Pipes: usually we ask for a 2 to 1 ratio for mitigation. Would you entertain the idea of getting it out of the 50' buffer, maybe closer to the garage? It will be a tight squeeze near the garage. Mr. Breitenstein: seems like the family is quite knowledgeable regarding wetlands. We do ask for 2 to 1 mitigation. Maybe they could offer off site mitigation; maybe a donation to the Gristmill, say 12 white oak saplings. Mr. Parys: understand it is all lawn, but maybe rotate it about 90 degrees for less disturbance. Would have to locate on a drawing, but could consider. Basically taking up a landscape area. They hope to relocate the 2 trees that need to be removed. Mr. Jones: why is salt-water better for a fresh water environment? The amounts released either chlorine or salt-water would be much different. Think either one would not present a problem. Want to do mitigation in the gravel area? It is in a wetland. There are substantial shrub plantings. How is the pool contained in the event of a crack? It is a preformed pool, not like concrete. Better than a gunite pool or vinyl liner. Mr. O'Connell: look to see if you can turn the pool, than determine mitigation. Around A8 and A6 there have been

lawn clippings dumped, remove and plant buffer zone mitigation plantings. Between flags 7 and 11 enhance the area. Mr. Snow: Commission always looks for alternatives, for example turning the pool. Motion to continue the hearing to August 27, 2012 at 7:00 p.m. Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Wetlands Hearing – Amendment: Scott, 274 Gannett Road (fill & deck)*
Phil Spath and Robert and Ann Scott were present at the hearing. There is an Order of Conditions for a tight tank and wall. The tight tank was placed and a deck and fill was put in that wasn't included as part of the order. Would like to keep the fill and grade back to a 3 to 1 slope. DPW wants drain line replaced. There is an existing line discharging into the wetlands. DPW wants a small manhole and a piece of pipe to extend line to original layout. Pipe is buried 2' and filled with sediment, but the fill did not bury the pipe. Drainage work is being proposed by DPW, but not sure who will do the work, the homeowner or DPW. It is a DPW problem. Ms. Scott-Pipes: Fill and deck was put in without authorization. Why can't you take the fill out? Mr. Snow: how many yards of fill? About 30 yards. Would like to grade off, loam and seed. Mr. O'Connell: Fill needs to be stabilized. Slope needs to be stabilized. Mr. Breitenstein: think stabilizing is important. Work is inside the 50' buffer zone; mitigation should be 2 to 1. There has to be some sort of enhancement, some sort of salt tolerant plantings. Mr. Spath: can't put a wetland species on that slope. If you came to us for a normal hearing, we would ask for mitigation. Pull the wood out. Mr. Scott: could border with marsh elder. Mr. Snow: is there a wetland line? Yes, shows on the plan. 30 yards of fill went in 2 or 3 feet from the wetlands. There was a drop off, wanted to improve drop off because of the grand kids. Recommendation is to restore the site. Bring grade to what it was before and restore. Will send an Enforcement Order to take the fill out. Mr. Spath: will keep the deck and eliminate the fill. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote. Send an Enforcement Order to remove the fill and require a restoration plan.

Wetlands Hearing – Amendment: Seoane, 136 Indian Trail (septic & reconfiguration of drive)*
Rick Grady and Mr. Petrocelli were present at the hearing. Wetland

area is across the street from the lot. Previously a portion of the septic and driveway were in the buffer. Working with architect, blends in with the ledge knoll. All work outside the buffer zone. Requesting storm water permit amendment. Slightly larger house and driveway; loop driveway in front. Except for the additional loop, the driveway is in the exact location, and no changes to the septic leaching area. Did have to relocate the tank for the larger house. Storm water calcs for pre- and post-development. Proposing a series of mitigating measures: crushed stone reservoir below garage; anywhere pavement or pavers are proposed, patio or walkways, there will be a bed of crushed stone, maintaining same rain garden in front and second rain garden where garage is now. Calcs for 2, 10 and 100-year storm events. There is a reduction of rate and volume for runoff heading to any property lines. The way it is graded at the top of the knoll, some runs one way and some the other. No changes to erosion controls. Henry Yay, 6 Wood Island Road behind the property. Elevation difference is 20'; the rain garden has moved from side to back. Don't know what impact it will have. Don't know about water absorption. Storm water calculations show they are meeting the criteria for runoff. Containing everything within the infiltration area. Mr. Snow: Essentially the rain garden has shifted more toward Mr. Yeh's property, but still up gradient. Any proposed erosion controls for siltation during construction? Did not propose any, but during construction period will use a silt sock. Building on top of ledge. Probably not going to have to blast. Architect created a house for less impact to the ledge, Mr. Yeh: Do rain gardens get inspections? There is a requirement for annual monitoring reports be submitted to the Commission. Owner can check the plants; engineer needs to check to make sure it is functioning properly. Obligated to do that. Rain gardens are part of the landscape, so more than likely they will be taken care of. Motion to close the hearing Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Show Cause Hearing: Pilgrim Paving, 68 & 81 Oceanside Drive
(paving)

No one attended the hearing. We have to take some of the responsibility; don't think we notified Mr. Dyer of the next hearing date.

Show Cause Hearing: EBC Building Corp./Jay Ellis, 277-283 Chief

Justice Cushing Hwy. (erosion controls & storm water)
Al Loomis, McKenzie Engineering, Jay Ellis and David McDougal were present at the hearing. Additional copies of the Operation and Maintenance plan were submitted. The O & P went to Planning Board, thought it had come to Commission too. One issue is the location of the erosion control barrier. Current location is marked in red, instrument surveyed, field located. There is a small area, approximately 8' inside the 200' riverfront area and about another section 3' inside the no disturb 50' buffer. Mr. Snow: all the erosion controls in place now? Yes. Mr. O'Connell paced it and the erosion controls are only about 35' from the wetland. Line is from the ANRAD plan and essentially in the spot we agreed on? David McDougall: difficult to follow the plan, but the missing erosion control is installed. There are three issues: one was the missing area of silt sock, O&M plan with BMP's and stabilization of the entrance. Also there was no preconstruction. Applicant has not had a preconstruction with Planning either, but they have everything they need now. Entrance needs a gravel base with crushed stone. Mr. Breitenstein: why doesn't the red line for the erosion controls go to the top. That is what was on site when they did the field location. When he was on site, there was trampled skunk cabbage at the top section, so either the ANRAD was wrong or the trees got cut down in the wetland. Saw on the other side of silt sock, cinnamon ferns and jewel weed. Mr. O'Connell has been out twice and thinks we should have someone take a look at the depression, that isn't so small; might have been overlooked. Mr. Breitenstein pointed it out at the meeting and he told it wasn't a wetland. Mr. Ellis: in the interim additional silt sock will be put on the plan. Mr. Snow: doesn't see a need for that, but haybales should be placed along the front until there is a preconstruction.

Agents Report:

No longer have a second agent. Reason given was lack of funds. Can still work on on-going projects.

Added a condition regarding clear cutting lots because of the clear cutting at EBC site. Suggestion would be to keep as many trees as possible within our jurisdiction. Is there a necessity to clear-cut? Is it possible to keep as many trees on site. Mr. Snow: don't have to clear-cut. It depends on how much of the site if being altered. Can be difficult

to keep trees. Would be a benefit to keep some large trees and replant smaller ones. Need to keep the site stable. Large trees were cut on EBC site 12" to 24". Could have left a buffer zone to the abutting house. Look at site individually. Leave it up to consultant to leave some trees. Mr. Parys: minimize the number of mature trees cut. Each project could be more specific. Bring up for each project.

Stockbridge Gristmill built in 1650. Trees around the mill that need to come down. Park being proposed through an RDA. RDA didn't show the number of trees to be removed. Arborist did go out. More than 20 trees to come down. Mr. Snow: what we approved was the walkway, than they were to come back with a plan. Had to go before the ADA Committee. David Ball asked us to come out and look. George Story came out there are some American Elm trees that should stay. Roof is growing a lot of moss. There still are a fair number of trees to come down. Don't think we want all these trees to come out. Large maple in the middle, can go back out, might be too aggressive. Abbott Arborists are very knowledgeable. Don't know much about Newcomb. Ms. Scott-Pipes: some have gray tape and some have bright yellow. Don't know which are to be cut. Mr. O'Connell: Plan has 29 trees marked and at least 3 more leaning over the Gristmill. Within the 50' and 100' buffer zone all these trees are coming down. Mr. Breitenstein: This seems like a tremendous opportunity to have historical trees planted. 350-year-old white oak has held up in the gristmill. Mr. Snow: This is the head of the Herring Brook. Several kiosks proposed. NSRW is interested in eradicating phragmites. There is a tight time frame right now, because part of it is an Eagle Scout project. There is a water line that runs behind the gristmill and DPW would like to replace it. Can go back out, but most of the trees are Norway Maples.

Conway School – Meeting next Tuesday morning. Mr. Snow: Whoever attends needs to be deeply involved in the project. The meeting will involve discussing what they may offer and general ideas of what we might be looking for. They will then make a proposal, which will include at least 2 public meetings to obtain public input.

Mr. Snow: note from Howard Matthews: Cleared downed trees on Bates Lane and a couple of trails. We truly appreciate his hard work.

Mr. O'Connell: took tour of Appleton field. What a great job Vin Bucca is doing up there. The hail destroyed a lot of the vegetables. There is a Management Plan, which he will send to the office.

Mr. Jones: Everyone should have seen an e-mail regarding the sign proposed for the west end and the Driftway. Unless anyone has any changes, would work with the printer to highlight the important areas, get them done and get them up. Make it general such as: Welcome to Scituate Conservation Land, that way they can go anywhere.

Order of Conditions: Duffy, 271 Central Ave. (landscape/repave drive/raise wall/maintain rip rap/fill) (cont.)

Ms. Scott-Pipes: #41 – Make clear that asphalt is not permitted. #41. The proposed asphalt driveway is NOT permitted. A revised plan shall be submitted to the Commission before construction begins showing the type of pervious material to be used for the driveway. This condition shall survive this Order and shall be recorded as such on the Certificate of Compliance. #42. Need approval from DPW allowing maintenance of the wall; it is town property. Don't like the 4" cap. Why not a 2" cap. Need some mitigation for raising the wall. #42. Based on the submitted July 12, 2012 Plans, the stonewall proposed to be repaired and raised is located within the Central Ave. public roadway. The wall can be repaired in the same footprint but cannot be raised or capped, ONLY if a letter is obtained from the Scituate DPW giving permission to conduct such work in the public roadway and that letter is provided to the Conservation Commission. Concern with this project, need a time limit to remove the garbage in the yard, it is a detriment to the river. Within a month cleared 30 days to remove brush. #44. Dumped unauthorized cut brush and debris shall be removed from the property before any work authorized by this Order begins, but in any event shall be removed within 30 days of issuance of this Order of Conditions. Motion to condition the project as discussed Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Order of Conditions: Marinelli, Hillcrest Road (wetland delineation)
Motion to accept the wetland delineation Ms. Scott-Pipes. Second Mr. Tufts. Motion passed by unanimous vote.

Order of Conditions: Keiley, 25 River Street (septic)

Motion to condition the project Ms. Scott-Pipes. Second Mr. Tufts.

Motion passed by unanimous vote.

Order of Conditions: Kennedy, 3 Milton Street (exterior handicap lift)

Motion to condition the project Ms. Scott-Pipes. Second Mr. Jones.

Motion passed by unanimous vote.

Order of Conditions: Diamond Development/Winchester, Lot 1 159

Hollett Street (new build/septic)

Motion to condition the project Ms. Scott-Pipes. Second Mr. Jones.

Motion passed by unanimous vote.

Order of Conditions: Diamond Development/Winchester, Lot 2 Hollett Street (new build/septic)

Require approval from DPW. Motion to condition the project as amended Ms. Scott-Pipes. Second Mr. Jones. Motion passed by unanimous vote.

Mr. Breitenstein - 214 Clapp Road: met with applicants, attorneys, owner and consultants. Applicant is suing the Commission on the delineation, regarding the ponding area in front. Need an Executive Session to discuss possible acceptance of mitigation offered.

Before we have the executive session and as soon as we receive something, three members should sit down and discuss the mitigation offered. Should discuss accepting or modifying. This is to avoid going to court. It is an important discussion.

CORRESPONDENCE

July 31, 2012 – August 13, 2012

1. DPW re: 274 Gannett Road – Drainage – needs small manhole & pipe with a headwall, sketch attached (in file)
2. 206 (214/218) First Parish Road - e-mails Lenore White & Steve Ivas re: flags (in file – Lot 1)
3. SHYC Dredging & Groin Project 68-2161, 84 Jericho re: Extension Act the OofC is extended 1 year to 7/14/13 (in file)
4. Recording of OofC 68-2415 - McCarthy, 109 Humarock Beach Road

(in file)

5. DEP – 68-1577 – 90 Stockbridge Rd – 69 units 40B – ON SITE FOR PARTIAL COFC 8/16/12 at 9:30 a.m. (in file)

6. 277-283 CJCH - Post-Development BMP's (in file)

7. Recording of 68-1463 – Tedeschi, 64 Cornet Stetson Road (in file)

8. Revised plans (3) for Lot 1 & Parcel A Hollett Street – Revised 7/27/12 (in file)

9. Revised plans (3) for Lot 2 Hollett Street – Revised 7/27/12 (in file)

10. Picture of DEP sign for 68-2418 - 15A Hawthorne Street (septic) (in file)

11. Recording of OofC for 68-2423 – Keefe, 62 Booth Hill Road Bk 41745 pg 187 (in file)

12. Recording of CofC for 68-619 – Baldwin, 253 & 257 Central Ave. (in file)

13. Recording of CofC for 68-1221 – Baldwin, 257 Central Ave. Cert 76794 (in file)

14. DEP File # 68-2426 – Kennedy, 3 Milton Street (in file)

15. DEP File # 68-2427 – Diamond Dev., Lot 1 Hollett Street (in file)

16. DEP File # 68-2428 – Diamond Dev., Lot 2 Hollett Street (in file)

17. DEP File # 68-2429 – Digregorio, 100 Greenfield Lane (in file)

18. 15 Ocean Drive - According to the NFIP a letter from the town is required for the change in flood zone (to Jim with form)

19. Amended Stormwater Management Plans for 136 Indian Trail (in file)

20. Zoning Board of Appeals Agenda for 8/16/12

21. Planning Board Agenda for 8/9/12 – 9:00 p.m. Water Resource Protection District – adopt changes to text & map required by DEP

22. Flooding at Cronin, 5 Dartmouth – clay silt coloration deposited on driveway & floor of garage. Would be grateful if it could be looked into (pictures enclosed)

23. Revised Mitigation Plan for 100 Greenfield Lane – remove gravel area within wetland area and provide 36 plantings for intrusion into the 50' buffer one for the pool (in file)

24. Recording of CofC 68-2322 Bulman, 20 Jericho Road (in file)

25. Lot 2 Hollett Street – Proposed Drainage Improvement Plan (in file)

26. Request to allow continued removal of seaweed for garden near the opening in the seawall on Rebecca Road. Robert Yorke. TA has requested a response from Jim by 8/24/12.

27. Planning Board - Form A Application for 2 lots 125 Mann Hill Road/
370 Hatherly Road (formerly 0 Mann Hill Road/0 Hatherly Road.
Comments by August 8, 2012
28. Request for CofC for Gorman, 149 Thomas Clapp Rd - 68-676
Request and \$100 – no as-built or engineer's letter (in file)
29. Request for CofC for Gorman, 149 Thomas Clapp Rd - 68-891
Request and \$100 – no as-built or engineer's letter (in file)
30. Selectmen – updated 2012-2013 liaison positions
31. Proposed Restoration Plan – 8 Border Street (2 copies) (in file)
32. DEP File #68-2430 – Martin, 50 Lawson Terrace (in file)
33. Revised ANRAD plan – Hillcrest Road (in file)
34. Recording of Extension of OofC for Lot 1 – 149 Old Oaken Bucket
Road (in file)
35. Request for CofC for 68-2413, 166 Glades Road (in file)
36. Pictures of 43 Mordecai Lincoln Road – silt fence – Pete Spencer
(in file)
37. Pictures of 62 Booth Hill Road – silt fence & DEP sign – Pete
Spencer (in file)
38. Scituate Historical Society re: Tree Removal at the Gristmill (e-
mailed to members in file)
37. Oct. 18, 2012 – Mass Audubon – Working for the Green
Conference – Devens Common Center, Devens, MA \$45
38. Mass Wildlife offer of 7 issues for \$7.00
39. Recording of OofC 166 Glades Road (in file)
40. Revised plans for Hillcrest Road Revision date 8/12/12 (in file)
41. Progress Report from Tibbets re: Scituate Marine Park (Jim has)

Meeting adjourned 10:00 p.m.

Respectfully submitted,

Carol Logue, Secretary